



Andrew J Nowell
& Company

9 Badger Road, Prestbury
Offers Over £895,000



9 Badger Road, Prestbury, SK10 4JG

- Spacious Principal Suite
- Significantly Remodelled
- Open Plan Living
- Walking Distance of Prestbury Village
- Large Garden with Mature Trees

A striking detached family home significantly updated by the current owners, situated within a short walk of Prestbury village. This individual detached family home has undergone a significant programme of remodelling and renovations by the current owners and offers well-balanced accommodation.

The standout feature of this home is the open plan living dining kitchen with shaker style units, quartz worksurfaces, integrated NEFF appliances and herringbone wood effect flooring. The kitchen area opens through to the dining and family area – a perfect open living space for modern family life.

In addition, on the ground floor is the living room with French doors to the garden, study, utility room and cloakroom WC. To the first floor is the spacious principal bedroom suite with walk-in wardrobe and en-suite shower room, Three further bedrooms and a modern shower room en-suite.





Externally Badger Road is approached via an in & out driveway offering ample parking. The large garden extends to the rear and has been terraced to maximise the space. There is a York Stone patio and lawned areas which are an idyllic extension of the main living spaces. Situated a short walk from Prestbury Village, Badger Road boasts a secluded position with great access to the local amenities, fine restaurants, highly renowned schools and the train station with links to Manchester and London.

Important Information

- What 3 Words – ///replaces.important.portable
- Council Tax – Cheshire East Band G
- EPC Rating – C (71/77)
- Tenure – Freehold
- Heating: Gas Fired Central Heating
- Services: Mains Gas, Electric, Water & Drainage
- Parking: Driveway
- Flood Risk*: Very Low risk of flooding
- Broadband**: Ultrafast broadband available at the property
- Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone).

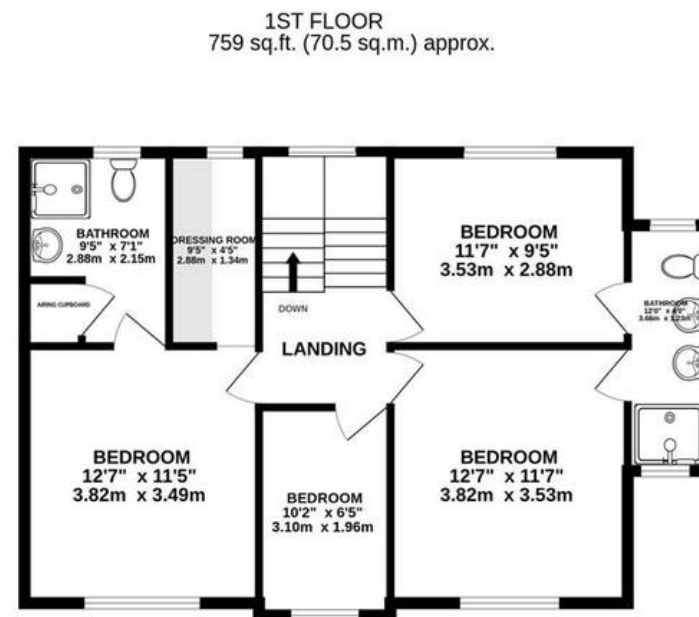
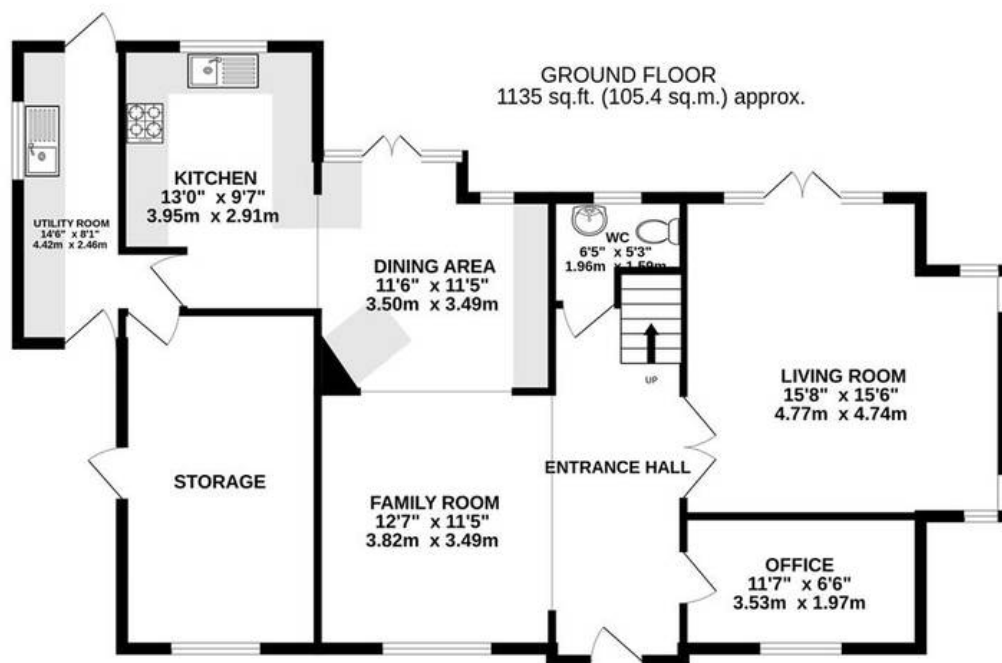
*Information provided by [GOV.UK](https://gov.uk)

**Information provided by Ofcom checker.

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TOTAL FLOOR AREA : 1894 sq.ft. (176.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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