

HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# 9, Badger Road,

## Prestbury, Cheshire, SK10 4JG

A beautifully renovated detached family property located on a prestige road in the heart of Prestbury within short walking distance of local amenities including the train station.

## Guide Price £875,000

Constructed of brick with rendered elevations, this beautifully renovated property offers the discerning purchaser a wonderful home located in the heart of Prestbury village within short distance of local amenities. The accommodation briefly comprises on the ground floor an entrance vestibule, reception hall with access to WC, spacious lounge, study, a superb living family kitchen area enjoying bright and airy open plan accommodation and a separate utility/boot room. To the first floor the landing allows access to four bedrooms and two bathrooms. A gas fired central heating system has been installed. The property is approached via an in and out driveway which allows ample hardstanding for a number of vehicles. The rear garden is an excellent size laid down to lawn.

There is a wide range of shopping, travel, educational and recreational facilities available in Macclesfield. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 2 minutes and 30 minutes drive of the property.

Directions: From our Prestbury office proceed past St Peter's Church turning left after a short distance into Scott Road. Turn first right into Badger Road where the property can be found on the right hand side.

**ACCOMMODATION**

**GROUND FLOOR**

**ENTRANCE VESTIBULE**

**RECEPTION HALL**
With stairs to first floor, open to living dining kitchen.

**WC**
With low level WC, pedestal wash hand basin, radiator.

**LOUNGE 15'9" x 15'2" (overall)**
With radiator, French doors to garden.

**STUDY 11'4" x 6'5"**
With radiator.

**LIVING FAMILY KITCHEN**
Comprising:

**FAMILY AREA 12'7" x 11'5"**
With radiator, opening through to:

**DINING AREA 11'6" x 10'10" (overall)**
With radiator, matching units with quartz worktop, breakfast bar, French doors to garden, wine fridge, opening through to:

**KITCHEN 12'11" x 9'4"**
Enjoying shaker style units including base cupboards and drawers, wall cupboards and quartz worktops, oven/grill, ceramic hob with extractor hood, sink unit, dishwasher, fridge and freezer, radiator, access to:

**UTILITY/BOOT ROOM 14'7" x 5'1"**
With matching units with quartz worktops, plumbing for washing machine, fitted seating area with storage and hanging pegs, access to workshop.

**FIRST FLOOR**

**LANDING**
With radiator.

**BEDROOM 1 12'7" x 11'4"**
With open views, radiator.

**DRESSING ROOM**
Range of fitted wardrobes and shelves.

**EN-SUITE**
With shower, low level WC, vanity wash hand basin with drawers below, radiator/towel rail, tiled walls, airing cupboard with lagged up water cylinder.

**BEDROOM 2 12'5" x 11'7"**
With radiator, views.

**EN-SUITE - JACK & JILL**
With low level WC, twin wash hand basins, shower, radiator/towel rail, part tiled walls, tiled floor, access also to:

**BEDROOM 3 9'6" x 11'7"**
With radiator, access to en-suite.

**BEDROOM 4 10'1" x 6'4"**
With radiator, open views.

**OUTSIDE**
Gardens and hardstanding as previously mentioned. Brick built shed.

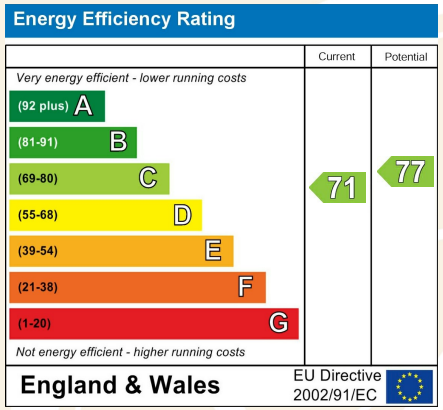
**GYM/STORAGE ROOM 16' x 9'8"**
With gas boiler, power and light.

**Tenure:**
Freehold. Interested purchasers should seek clarification of this with their solicitor.

**Viewings:**
Strictly by appointment through the Agents.

**Possession:**
Vacant possession upon completion.




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