



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS



# 7, Badger Road, Prestbury, Cheshire, SK10 4JG

A deceptively spacious detached family property in need of some modernisation located within a short stroll of Prestbury village centre enjoying the most magnificent beautifully landscaped gardens.

**Guide Price £895,000**

Constructed of brick with part rendered elevations, this delightful property offers the discerning purchaser a wonderful family home within a short distance of local amenities including shops, primary school, tennis and squash club, train station which is on the mainline to both Manchester and London. The property is in need of some modernisation. The accommodation briefly comprises an entrance hall, cloakroom/WC, lounge, 19ft sitting room with French doors to garden, dining room, breakfast kitchen with access to rear porch and laundry. To the first floor the landing allows access to three/four bedrooms, a shower room, bathroom and separate WC. A gas fired central heating system has been installed.

An internal inspection is highly recommended to appreciate the size and space the property has to offer.

The property is situated well back off Badger Road and enjoys a lawned garden with borders and shrubs with adjacent driveway allowing ample hardstanding for motor vehicles and easy access to the garage with electrically operated up and over door. The large beautifully landscaped rear garden compliments the property suitably again laid down to lawn with well stocked borders, shrubs, mature and specimen trees and stone flagged patio areas.

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 5 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 HALL**

With radiator, stairs to first floor.

#### **CLOAKROOM/WC**

With low level WC, pedestal wash hand basin.

#### **LOUNGE 15' x 14'10"**

With three radiators, Inglenook fireplace, small paned French doors leading to:

#### **GARDEN ROOM 19'9" x 11'6"**

With radiator, window seat, French doors allowing access and views over the wonderful rear garden.

#### **DINING ROOM 14'11" x 11'4" (extending to 13'8")**

With radiator, stone fireplace.

#### **BREAKFAST KITCHEN 14' x 8'10" (extending to 11'1")**

With Oak units, stainless steel sink unit, gas hob, oven/grill, radiator, views of garden, pantry cupboard.

#### **REAR PORCH**

With access to garage and access to:

#### **LAUNDRY**

With plumbing for washing machine and a gas boiler.

#### **FIRST FLOOR**

#### **LANDING**

Access to roofspace.

#### **BEDROOM 1 26' x 11'3"**

With fitted wardrobes with overhead storage cupboards, two radiators.

### BEDROOM 2 11'10" x 11'4"

With radiator, built-in wardrobe.

### BEDROOM 3 11'9" x 9'1"

With radiator, wonderful views of the rear garden, access to:

### SHOWER ROOM

With shower and wash hand basin.

### OCCASIONAL BEDROOM 4 14'8" x 6' (limited headroom)

With storage cupboards.

### BATHROOM

Paneled bath with overhead shower, pedestal wash hand basin, bidet, radiator/towel rail, tiled walls, built-in cupboard.

### WC

With low level WC.

### OUTSIDE

### GARAGE 15'6" x 13'2"

With electrically operated up and over door, power and light, large windows allowing a great deal of light.

Large beautifully landscaped gardens as previously mentioned.

### Tenure:

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

### Viewings:

Strictly by appointment through the Agents.

### Possession

Vacant possession upon completion.

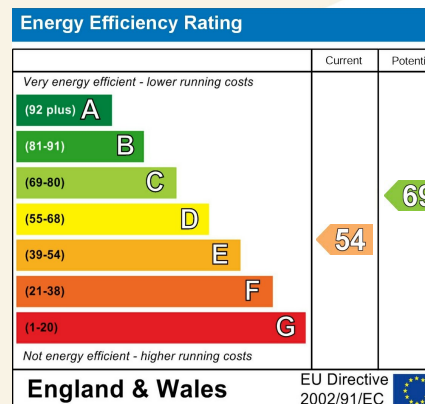
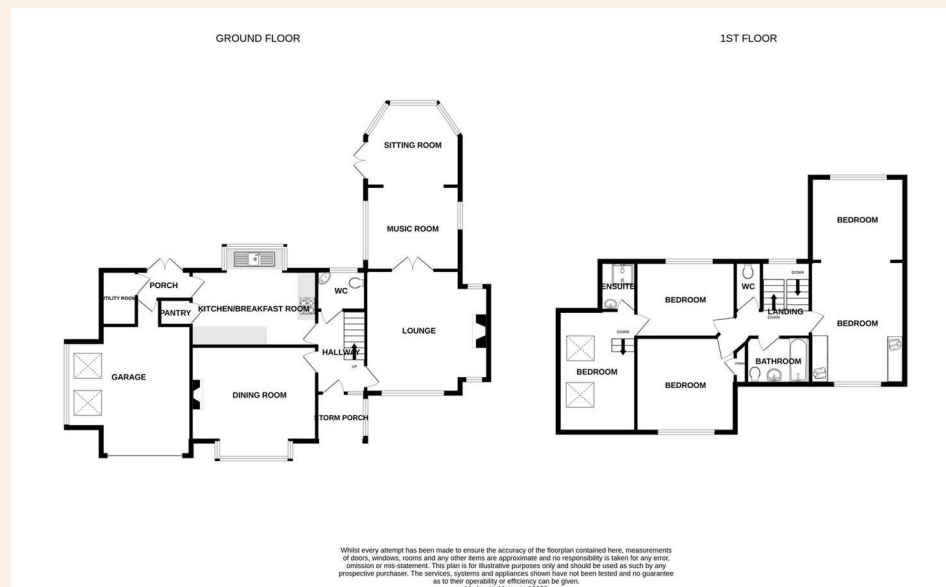
#### PRESTBURY OFFICE:

THE VILLAGE,  
PRESTBURY,  
CHESHIRE SK10 4DG

TELEPHONE: 01625 828254  
FACSIMILE: 01625 820019

#### HEAD OFFICE:

16 HIGH STREET,  
BOLLINGTON,  
MACCLESFIELD,  
CHESHIRE, SK10 5PH  
TELEPHONE: 01625 560535  
FACSIMILE: 01625 574445



#### MISDESCRIPTIONS ACT 1967

These particulars, whilst believed to be accurate are set out for guidance only and do not constitute any part of any offer or contract – intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise to their accuracy. No person in the employment of Holmes-Naden Estate Ltd. has the authority to make or give any representation or warranty in relation to the property.



