



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# 1, Holmlee Way, Prestbury, SK10 4BQ

A beautiful renovated detached property occupying an idyllic location on one of Prestbury's premier roads with outstanding views over open countryside.

**Guide Price £1,150,000**

Constructed of brick, this substantial detached property offers the discerning purchaser a wonderful family home which has been recently renovated and modernised giving a contemporary feel ready for immediate occupation. The accommodation briefly comprises on the ground floor a reception hall, WC, a 24ft lounge with media wall, a magnificent contemporary living family kitchen with bi-folding doors to the rear garden, and separate utility. To the first floor the landing allows access to four good sized bedrooms and three bathrooms (two en-suite). The master bedroom also enjoys a dressing room. A playroom in the loft space completes the accommodation. An electric air circulation system has been installed along with underfloor heating to the ground floor.

The property enjoys lawned gardens to both the front and rear with an adjacent block paved driveway allowing ample hardstanding for motor vehicles. In addition to the sale there is a detached gym/home office (originally the garage).

The charming and historic village of Prestbury caters for most daily needs, whilst more extensive facilities may be found in Macclesfield, Wilmslow and Alderley Edge, all within short driving distance. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 10 and 30 minutes drive of the property.

**Directions:** From our Prestbury office bear right at the mini roundabout and continue up Castle hill for approximately 3/4 of a mile, turning left into Withenlee road. The property can be found after approximately 1/4 of a mile on the left hand side.

## **ACCOMMODATION**

### **GROUND FLOOR**

#### **RECEPTION HALL 15' x 14'4" (average measurements)**

With contemporary staircase leading to first floor.

#### **WC**

With WC, wash hand basin, half panelled walls.

#### **LOUNGE 24'6" x 14'**

Enjoying a media wall with inset fire, patio doors to both the front and rear with magnificent views to the front.

#### **LIVING FAMILY KITCHEN 26'10" x 16'5"**

Enjoying contemporary units including base cupboards and drawers, wall cupboards and granite worktops, two oven/grills, combination microwave oven, fridge and freezer, dishwasher, sink unit, ceramic hob, matching central island/breakfast bar with granite worktop, wine fridge, pantry cupboards, bi-folding doors to the garden, large seating area.

#### **UTILITY 11'6" x 8'6" (overall)**

With fitted units, plumbing for washing machine.

### **FIRST FLOOR**

#### **LANDING**

With glass balustrade, fabulous views over the open fields, built-in comms cupboard, door with access to the loft/playroom.

#### **BEDROOM 1 15'8" x 14'**

With electric radiator.

#### **DRESSING ROOM**

With fitted wardrobes, shelves and drawers.

#### **EN-SUITE 13'2" x 8'5"**

With shower, wash hand basin with store cupboard below, and panelled bath, low level WC, tiled walls and floor, built-in wardrobes.

#### **BEDROOM 2 16'1" x 10'5"**

With wardrobe.

#### **EN-SUITE**

With shower, WC, wash hand basin, radiator/towel rail.

**BEDROOM 3 11'9" x 8'6"**

**BEDROOM 4 11'7" x 7'**

**BATHROOM/WC**

With panelled bath with overhead shower, low level WC, vanity wash hand basin with drawers below, radiator/towel rail, tiled walls and floor.

**LOFT/PLAYROOM 21'4" x 7'3"**

**OUTSIDE**

Gardens as previously mentioned.

**Tenure:**

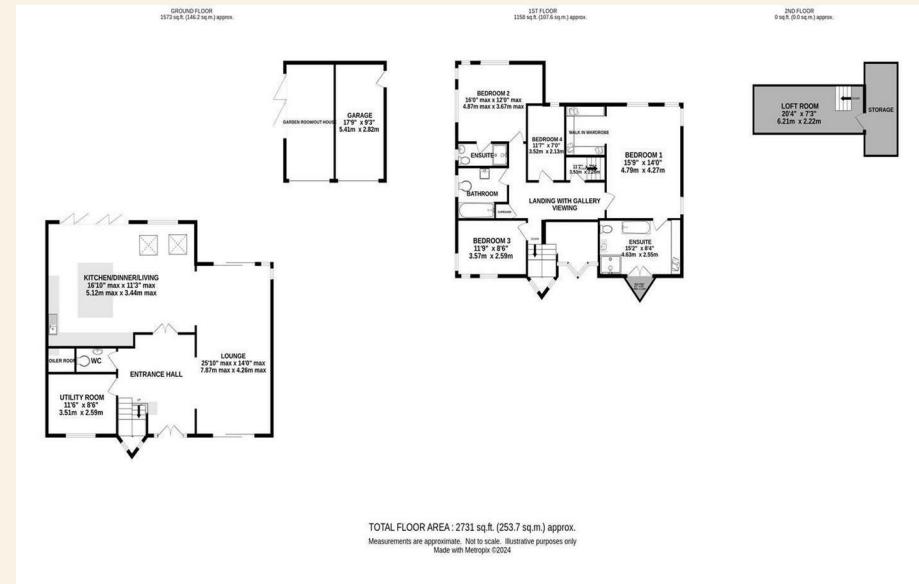
Freehold. Interested purchasers should seek clarification of this with their solicitor.

**Viewings:**

Strictly by appointment through the Agents.

**Possession:**

Vacant possession upon completion.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	80
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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**MISDESCRIPTIONS ACT 1967**

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