



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

42A, Willowmead Drive, Prestbury, Cheshire, SK10 4DD

A substantial detached family property situated in one of Prestbury's most popular locations backing on to open fields and within short walking distance of Prestbury village centre.

Guide Price £899,950

Constructed of brick, this substantial detached family property offers the discerning purchaser a wonderful home backing onto open countryside yet conveniently located from Prestbury village centre. On entering the property you are immediately welcomed by a 16ft reception hall, WC, 26ft lounge with French doors to the large decking area and taking full advantage of the views, study, living family kitchen with built-in appliances and separate utility. To the first floor the landing allows access to four double bedrooms and two bathrooms (one en-suite). A gas fired central heating system has been installed.

An internal inspection is highly recommended to appreciate the size and space of this wonderful family home.

To the front, there is a lawned garden with adjacent driveway allowing ample hard standing for motor vehicles and easy access to the double detached garage. There is a large decking area to the rear with adjacent lawn with steps down to lower ground garden with adjacent brook. A special mention must be made to the wonderful views over the open countryside.

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 10 minutes and 30 minutes drive of the property.

Directions: From our Prestbury office bear left at the mini roundabout into Macclesfield road taking the third turning left into Broadwalk. At the T-junction bear right and continue along Willowmead until the property can be found approximately 400 yards on the left hand side.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL 16'7" x 11'10" (average measurements)

With Oak floor, covered radiator, stairs to first floor, cloaks cupboard.

WC

With low level WC, wash hand basin, radiator, tiled walls and tiled floor.

LOUNGE 26' x 16' (average measurements)

With Oak floor, two radiators, cast log burning stove, bay window with French doors to the decking area taking full advantage of the views.

STUDY 9'6" x 7'7"

With Oak floor, radiator.

LIVING FAMILY KITCHEN 24'7" x 15'2"

Enjoying high gloss units including base cupboards and drawers, wall cupboards and granite worktops, matching central island/breakfast bar, gas range with extractor hood, one and a half bowl sink unit, plumbing for dishwasher, tiled floor, conservatory area with seating/dining area, French doors to the decking area, sliding doors leading to:

UTILITY

With matching units, stainless steel sink unit, plumbing for washing machine, tiled walls, gas boiler.

FIRST FLOOR

LANDING

With access to roof space, radiator.

BEDROOM 1 16' x 12'2"

Enjoying fabulous views, covered radiator, mirror fronted wardrobes.

EN-SUITE

With twin wash hand basins, low level WC, Bidet, shower, radiator/towel rail, part tiled walls, tiled floor.

BEDROOM 2 11'7" x 11'7"

With covered radiator and fabulous views.

BEDROOM 3 13'11" x 8'8"

With radiator, fabulous views, built-in wardrobe.

BEDROOM 4 15'2" x 8'7"

With radiator.

BATHROOM/WC

With Paneled bath, low level WC, pedestal wash hand basin, shower, radiator/towel rail, tiled walls, tiled floor.

OUTSIDE**DOUBLE DETACHED GARAGE 20' x 19'3"**

With twin electric up and over doors, power and light.

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:

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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**MISDESCRIPTIONS ACT 1967**

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