



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

11, Oakwood Drive, Prestbury, Macclesfield, SK10 4HG

A beautifully presented deceptively spacious detached family property occupying a cul-de-sac location backing onto open fields and within short distance of Prestbury village centre.

Guide Price £895,000

This superb detached property offers the discerning purchaser a beautiful family home which is presented to a very high standard ready for immediate occupation. On entering the property you are immediately welcomed by a 15ft reception hall which lead to a WC, 24ft lounge with patio doors to the garden, dining room, well appointed breakfast kitchen enjoying shaker style units with built-in appliances and a separate utility. To the first floor the landing allows access to four good sized 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, space and quality of this lovely family home.

The property is approached via a deep driveway allowing ample hardstanding for motor vehicles and easy access to the garage with twin up and over doors. The gardens are laid mainly down to lawn with well stocked borders, shrubs and flagged patio area. A special mention must be made to the wonderful views over the adjoining countryside.

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 5 and 30 minutes drive of the property.

Directions: From our Prestbury office proceed past St Peter's Church bearing right at the train station into Prestbury lane. Prestbury lane in turn leads into Heybridge lane and continue for approximately half a mile turning left into Yew Tree Way. Take the first turning right into Oakwood drive where the property can be found on the left hand side.

ACCOMMODATION

GROUND FLOOR

CANOPY PORCH

RECEPTION HALL 15'3" x 12'6" (overall)

With radiator.

WC

With low level WC, wash hand basin with store cupboard below.

LOUNGE 24' x 14'

With radiator, living flame gas fired cast stove, patio doors to garden, double doors leading to:

DINING ROOM 12' x 11'10"

With radiator.

BREAKFAST KITCHEN 18'7" x 8'9" (plus recess)

Enjoying shaker style units including base cupboards and drawers, wall cupboards and worktops, ceramic hob with extractor hood, oven/grill, dishwasher, fridge and freezer, part tiled walls, radiator, one and a half bowl sink unit.

UTILITY 11'9" x 8'10"

Enjoying shaker style units, plumbing for washing machine, sink unit, part tiled walls, gas boiler, access to garage.

FIRST FLOOR

LANDING 12'1" x 11'10" (average measurements)

With radiator, airing cupboard with high pressure water cylinder, built-in wardrobe, built-in linen cupboard, access to roofspace.

BEDROOM 1 13'9" x 11'10 (plus wardrobe recess)

With radiator, fitted wardrobes, wonderful views.

EN-SUITE

With shower, low level WC, wash hand basin, fitted cupboards, part tiled walls.

BEDROOM 2 13'10" x 9'9"

With radiator.

BEDROOM 3 12'3" x 8'9"

With fitted wardrobes, radiator, wonderful views.

BEDROOM 4 9'6" x 9'

With radiator, fitted wardrobes.

BATHROOM/WC

With paneled bath with overhead shower, vanity wash hand basin with store cupboard below, low level WC, part tiled walls, radiator/towel rail.

OUTSIDE

GARAGE 19'10" x 17'1"

With twin up and over doors, power and light.
Electric car charging point installed.

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.

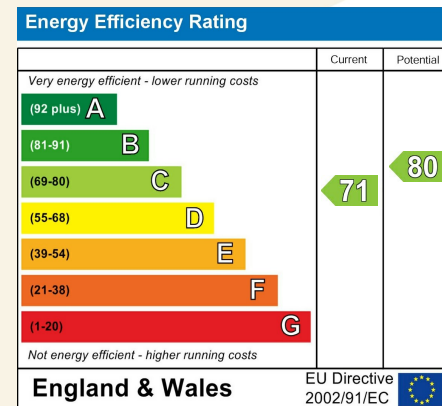
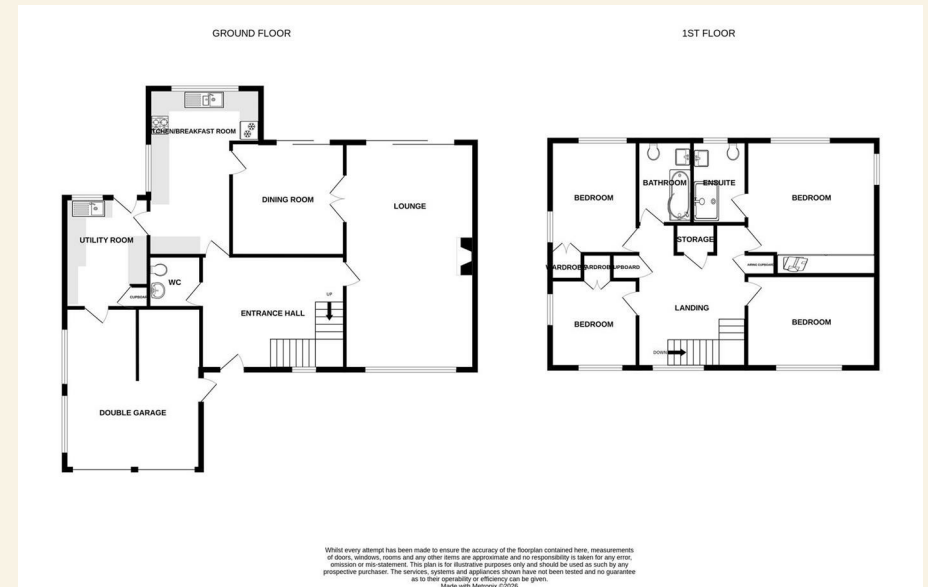
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