HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

2, Pinehurst,

Prestbury, Macclesfield, SK10 4BA

A magnificent opportunity to acquire a substantial true bungalow., within a short distance of Prestbury village.

**Planning has been passed for the construction of an additional storey to the existing dwelling under permitted development rights. Application number 26/1634/PRIOR-1AA

Guide Price £795,000

A fabulous opportunity to acquire a true bungalow of pleasing proportions occupying a larger than average plot in a cul-de-sac location. The property is in need of some modernisation and the accommodation comprises a recessed porch, reception hall/dining room, inner hall, pantry (could be converted back to en-suite with shower and toilet), 22ft lounge with patio doors to garden, breakfast kitchen, three double bedrooms and a shower room/WC. A gas fired central heating system has been installed with a new boiler fitted in 2025.

There is an external lift giving disabled access to the bungalow.

The large gardens are laid mainly down to lawn and extend to three sides enjoying well stocked borders, shrubs, mature and specimen trees and patio area. There is ample hardstanding for motor vehicles and easy access to the integral 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 5 and 30 minutes drive of the property.

Directions: From our Prestbury office bear right at the roundabout and proceed past the COOP, turning left after a short distance into Castlegate. Continue for approximately 300 yards turning right into Pinehurst where the property can be found on the right hand side.

ACCOMMODATION

RECESSED PORCH

ENTRANCE HALL/DINING ROOM 19'5" x 10'1"
With radiator and patio doors to garden.

INNER HALL
With two radiators, access to roof space, airing cupboard with lagged hot water cylinder.

PANTRY
With fitted shelving (could be converted back to en-suite with shower and toilet).

LOUNGE 22' x 13'4"
With two radiators, patio doors to garden.

BREAKFAST/KITCHEN 13'5" x 10'10"
With a range of modern units, electric cooker point, double bowl sink unit, plumbing for dishwasher, plumbing for washing machine.

BEDROOM 1 18' x 10'4" (overall)
With radiator.

BEDROOM 2 14'2" x 11' (plus wardrobe recess)
With fitted wardrobes with overhead storage cupboards, radiator.

BEDROOM 3 12'4" x 10'9"
With radiator.

SHOWER ROOM/WC
With shower, pedestal wash hand basin, low level WC, radiator/towel rail, tiled walls. (would fit a bath with overhead shower).

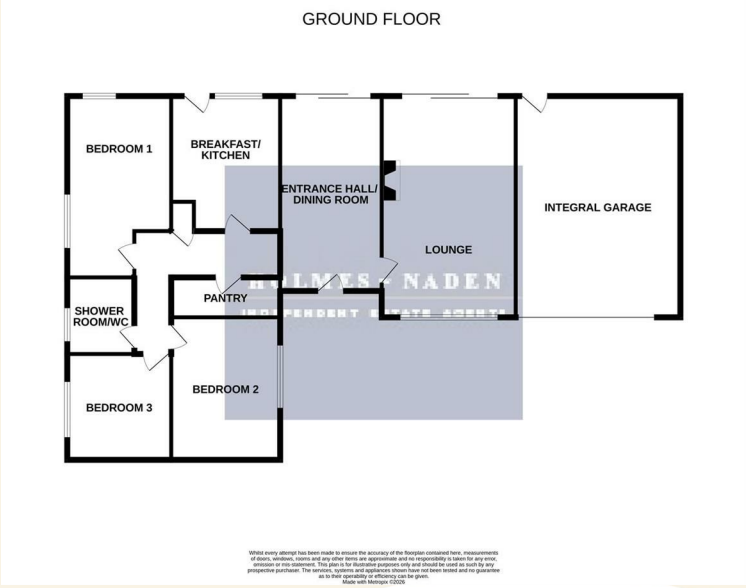
OUTSIDE
Large gardens as previously mentioned.

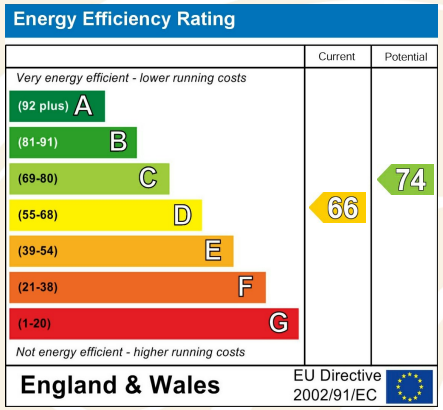
DOUBLE INTEGRAL GARAGE 22' x 16'5"
With a mezzanine floor providing additional storage.

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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THE DISPUTE SERVICE

NAEA
National Association of Estate Agents

The Property Ombudsman

MISDESCRIPTIONS ACT 1967
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