



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

32, Macclesfield Road, Prestbury, Cheshire, SK10 4BN

A superb opportunity to acquire a property in need of renovation or redevelopment subject to planning permission backing onto Prestbury golf course and within short walking distance of Prestbury village centre.

Guide Price £1,000,000

Constructed of brick with part rendered elevations, we are delighted to offer this wonderful period property in need of renovation/development subject to the prospective purchasers wishes and planning consent located in a prestige location backing onto Prestbury golf course and within a short stroll of local amenities. The accommodation briefly comprises on the ground floor a recess porch, reception hall, cloakroom/WC, lounge with Inglenook fireplace and fabulous views over the golf course, dining room, morning room, kitchen and separate utility. To the first floor the landing allows access to four good sized bedrooms, a box room and two bathrooms (one en-suite). A gas fired central heating system has been installed.

The property is set well back off Macclesfield road and enjoys an elevated lawned garden to the front with adjacent driveway leading to the garage. The rear garden has the most magnificent views over the golf course laid mainly down to lawn with well stocked borders, shrubs, mature and specimen trees and flagged patio which also extends to the side.

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 to 30 minutes drive of the property.

Directions: From our Prestbury office proceed up Macclesfield road bearing right after a short distance into the slip road just past the turning to Broadwalk where the property can be found immediately ahead of you.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

RECEPTION HALL

With radiator and stairs to first floor.

CLAOKROOM/WC

With low level WC and wash hand basin.

LOUNGE 17'6" x 14'6" (overall)

With Inglenook fireplace with living flame gas fire, three radiators, wonderful views.

DINING ROOM 13' x 11'4"

With radiator.

MORNING ROOM 11'5" x 9'11" (overall)

With radiator, wonderful views.

KITCHEN 11'4" x 9'

With fitted units, sink unit, plumbing for dishwasher, gas hob with extractor hood, oven/grill, part tiled walls, stunning views.

UTILITY 9'1" x 8'4"

With plumbing for washing machine, gas boiler, radiator, door to garden, access to garage.

FIRST FLOOR

LANDING

With access to roofspace.

BEDROOM 1 14'5" x 11'5" (average measurements)

With radiator, stunning views.

EN-SUITE

With shower, low level WC, pedestal wash hand basin.

BEDROOM 2 13' x 11'5"

With radiator.

BEDROOM 3 11'4" x 9'

With radiator, wonderful views, access to:

BOX ROOM 8'5" x 5

BEDROOM 4 9'5" x 7'

With radiator and built-in wardrobe.

BATHROOM

With paneled bath and overhead shower, pedestal wash hand basin, radiator/towel rail, tiled walls, airing cupboard with lagged up water cylinder, stunning views.

WC

With low level WC.

OUTSIDE

Gardens as previously mentioned.

GARAGE 16'10" x 9'2"

With double doors, power and light.

Tenure:

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

Viewings:

Strictly by appointment through the Agents.

Possession:

Vacant possession upon completion.

PRESTBURY OFFICE:

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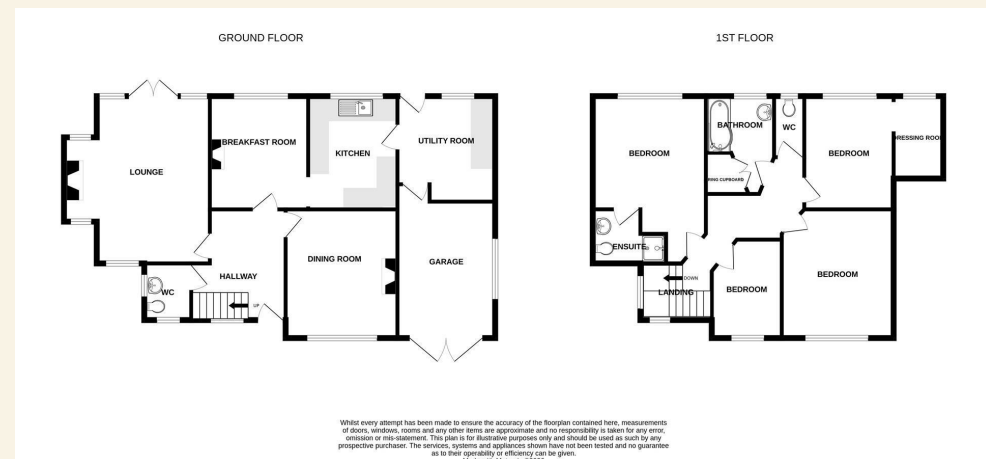
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	71
England & Wales		EU Directive 2002/91/EC



MISDESCRIPTIONS ACT 1967

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