



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

3 Badger Road

Prestbury, Cheshire, SK10 4JG

A beautifully updated and presented three bedroomed detached property occupying a prestige location in the heart of Prestbury village.

Price £699,950

Constructed of Cheshire brick, this delightful beautifully presented and updated property offers the discerning purchaser a fabulous home in one of Prestbury's most popular locations within short distance of local amenities and the railway station.

The accommodation briefly comprises on the ground floor a reception hall, 22' lounge with French doors to garden, dining room, contemporary recently fitted kitchen with built-in appliances, utility, cloakroom/WC. To the first floor the landing allows access to three good sized bedrooms and two bathrooms (one en-suite). A combination gas fired central heating system has been installed.

An internal inspection is highly recommended to appreciate this beautifully presented home.

The property enjoys good sized gardens to both front and rear being laid mainly down to lawn with well stocked borders, shrubs, mature and specimen trees, and stone flagged terraces. The York stone flagged driveway allows ample hardstanding for motor vehicles and easy access to the detached 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 30 minutes drive of the property.

DIRECTIONS

From our Prestbury Office proceed towards St Peter's Church bearing left after a short distance into Scott Road. Turn first right into Badger Road where the property can be found over the brow of the hill on the right hand side.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL 8'7 x 8'4 (2.62m x 2.54m)

With radiator, understairs cupboard with coat pegs, Karndean flooring, stairs to first floor.

LOUNGE 22'8 x 12'1 (6.91m x 3.68m)

With two radiators, period style stone fireplace and hearth, living flame gas fire, French doors to garden.

DINING ROOM 14'7 x 8'4 (4.45m x 2.54m)

With radiator, Karndean flooring

Tenure

Freehold Interested purchasers should seek clarification of this from their Solicitor.

Viewings

Strictly by appointment through the Agents.

Possession

Vacant possession upon completion.

BREAKFAST KITCHEN 12' x 10' (3.66m x 3.05m)

With a superb range of hand fitted contemporary units including base cupboards and drawers, wall cupboards and Mistral worktops, four ring ceramic hob with extractor hood, one and a half bowl sink unit, oven/grill, combination microwave oven, breakfast bar, contemporary radiator, dishwasher, Karndean flooring.

UTILITY

With matching units, plumbing for washing machine, combination gas fired central heating boiler, tiled floor.

CLOAKROOM/WC

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

FIRST FLOOR

LANDING

With radiator, access to roof space, linen cupboard.

BEDROOM 1 14'3 x 13'9 (4.34m x 4.19m)

With radiator, fitted wardrobes and drawers, views over wooded aspect.

EN-SUITE

With shower cubicle, vanity wash hand basin, WC, built-in cupboards, tiled floor, tiled walls, radiator/towel rail.

BEDROOM 2 13'3 x 10'4 (plus wardrobe recess) (4.04m x 3.15m (plus wardrobe recess))

With fitted wardrobe, radiator, views over wooded aspect.

BEDROOM 3 12'2 x 7'7 (3.71m x 2.31m)

With radiator.

BATHROOM/WC

Enjoying a contemporary suite including panelled bath, WC, vanity wash hand basin, shower, radiator/towel rail, tiled walls, tiled floor.

OUTSIDE

DETACHED GARAGE 28'7 x 8'6 (8.71m x 2.59m)

With up and over door, power and light.

GARDENS

As previously mentioned.

PRESTBURY OFFICE

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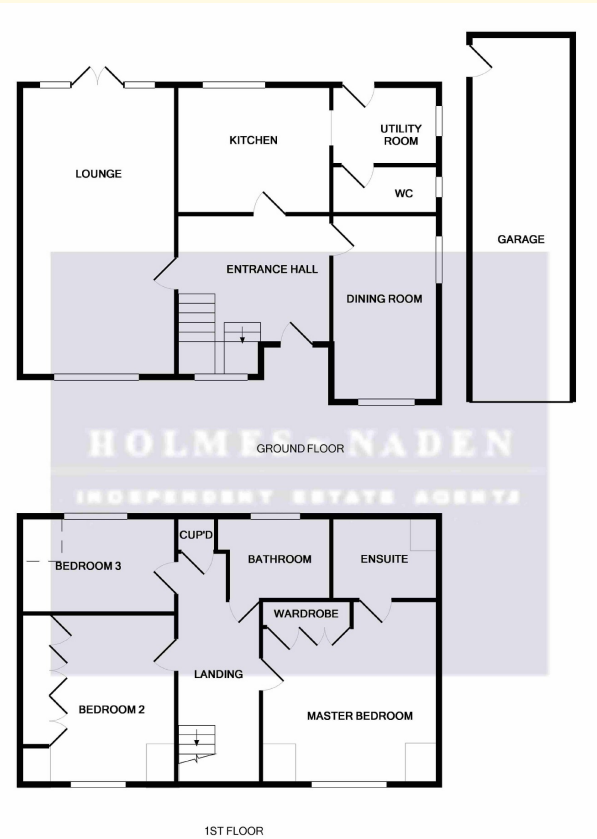
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MISDESCRIPTONS ACT 1967

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