



12 MAGNOLIA RISE, PRESTBURY, SK10 4UX

Andrew J Nowell  
& Company





## 12 MAGNOLIA RISE, PRESTBURY, SK10 4UX

### £4,950 Per Calendar Month

- Spacious Detached Home
- Five Bedrooms
- Garage and Parking
- Recently Renovated
- Large Garden (Garden Maintenance included)
- New Kitchen and Bathrooms

A spacious detached family home situated at the head of a cul-de-sac. Having undergone a full programme of modernisation including new flooring, kitchen, bathrooms and remodelling.

Entrance Hall, Living Room, Family Room, Cloakroom WC, Open Plan Kitchen Dining, Boot Room, Double Garage. Five Bedrooms, Two Bathrooms (1 En-Suite). Driveway and Large Garden.

Situated on this secluded road a short walk from Prestbury Village. Available immediately.

Garden Maintenance is included within the rental.

#### Important Information

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Parking - Off road parking & double integral garage

Heating - Gas central heating

Mains - Gas, electric, water and drainage

EPC rating - C

Council Tax band - H (Cheshire East).

Refuse - Cheshire East Council operate a chargeable garden waste disposal service. Visit [cheshireeast.gov.uk/gardenbin](https://cheshireeast.gov.uk/gardenbin)

\*\*Flood Risk - There is a very low flood risk for this property.

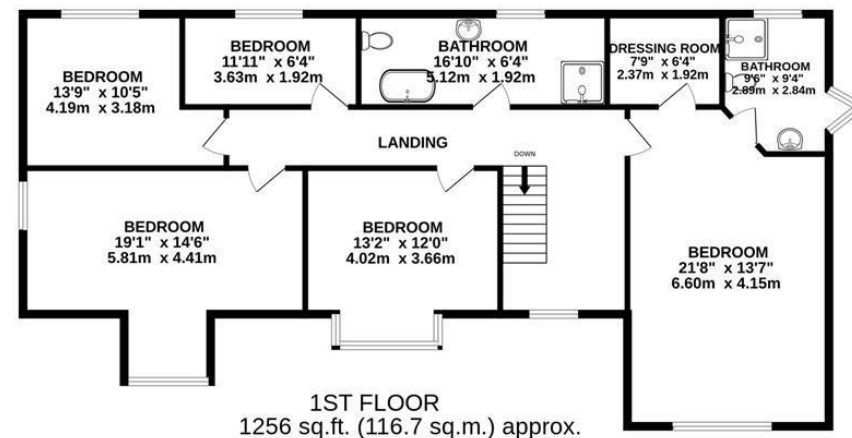
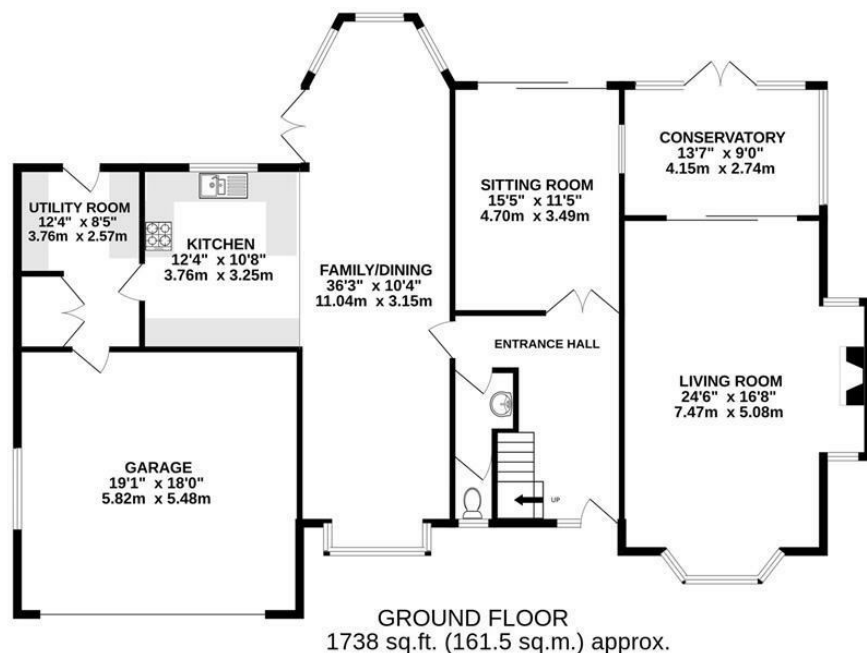
\*Broadband - Openreach. You may be able to obtain broadband service from these Fixed Wireless Access providers covering your area. EE (The current residents use Starlink for broadband)

\*Mobile - Likely coverage by EE, O2, and Vodafone. Limited coverage by O2 & Three.

\* Information provided by Ofcom checker and isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to renting the property. \*\* Information provided by GOV.UK







TOTAL FLOOR AREA : 2994 sq.ft. (278.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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