



**Jackson-Stops
& Staff**



An unparalleled contemporary 5,000 sq ft family house with a luxurious interior & an outdoor pool

To Let £7,500 PCM



Amberley COLLAR HOUSE DRIVE, PRESTBURY

Description

Set in one of the most established and mature plots in this exclusive enclave of Prestbury, Amberley sets new standards for luxury living in the area.

Accommodation in Brief

- Entrance Vestibule
 - Entrance Hall
 - Cloakroom
 - WC
 - Living Room
 - Dining Room
 - Snug
 - Breakfast Kitchen Open-Plan to Day Room
 - Utility Room
 - Master Bedroom with En Suite Bathroom and Dressing Room
 - Four further Bedrooms (all with En Suite Bath/Shower Rooms one with Dressing Area)
 - First Floor Laundry Room.
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- Double Garage
 - Outdoor Swimming Pool with Automatic Pool Cover
 - Fully Landscaped Gardens to approaching half an Acre.

Outside

To the front the property is approached via electric gates which lead to a large parking and turning area. The gardens are laid to lawn and enclosed with mature hedging with a patio directly to the rear and an open air swimming pool.

Directions (SK10 4AP)

From Mottram Hall, head to Prestbury. On entering Prestbury, turn right into Chelford Road, just before the garage on the right hand side and before the mini roundabout in Prestbury. Continue along Chelford Road for about half a mile, then turn right down Collar House Drive. Proceed along Collar House Drive and Amberley can be easily identified.

Property Information

Services: Mains gas, electricity, water and drainage are currently connected. Note: None of the service installations have been tested by the Agents.

Local Authority & Council Tax: Cheshire East Borough Council.
Telephone: 0300 123 5013. Band G. TBC

Energy Performance Certificate



Amberley, Collar House Drive, Prestbury, MACCLESFIELD, SK10 4AP

Dwelling type: Detached house
Date of assessment: 02 May 2013
Date of certificate: 02 May 2013
Reference number: 8857-6235-7980-2652-8902
Type of assessment: SAP, new dwelling
Total floor area: 381 m²

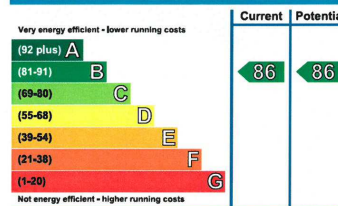
Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years:		£ 3,513	
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 345 over 3 years	£ 345 over 3 years	Not applicable
Heating	£ 2,874 over 3 years	£ 2,874 over 3 years	
Hot Water	£ 294 over 3 years	£ 294 over 3 years	
Totals	£ 3,513	£ 3,513	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Important Notice: Jackson-Stops & Staff, their clients and any joint agents give notice that: 1 They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Jackson-Stops & Staff have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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