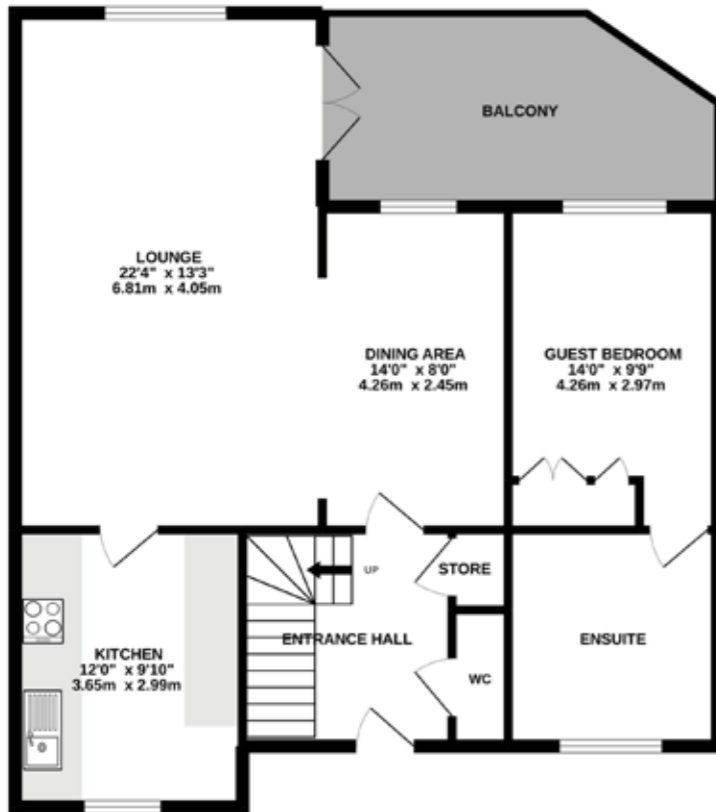


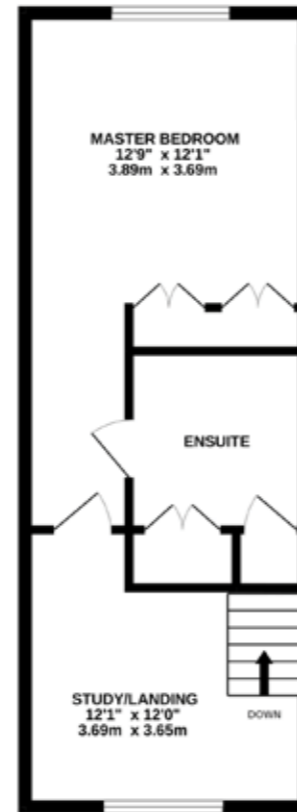
**9 ABBEY MILL**  
 Shirleys Drive, Prestbury  
**£579,950**



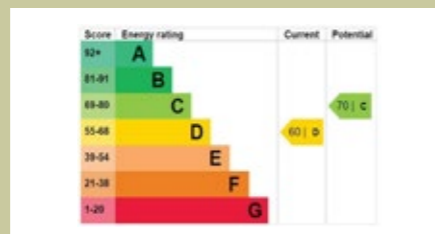
GROUND FLOOR  
 845 sq ft. (78.5 sq.m.) approx.



1ST FLOOR  
 416 sq ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 1261 sq ft. (117.2 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
 Made with Metriqin ©2022



**NOTICE**  
 Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Prestbury  
 Spindles, The Village, PRESTBURY SK10 4DG  
 01625 827467 prestbury@gascoignealman.co.uk

gascoignealman.co.uk



**GASCOIGNE HALMAN**

A fabulous mews style home in this prestige managed development built in 2002 overlooking the river Bollin & mere strolling distance from the Village centre.



- FRONT & REAR TERRACE
- PRIVATE ENTRANCE
- SECURE UNDERCROFT PARKING

- ELABORATE LANDSCAPED GROUNDS
- ON SITE ASSISTANCE IN EMERGENCIES
- BRIGHT & SPACIOUS

**£579,950**

**9 ABBEY MILL**  
Shirleys Drive, Prestbury



**DESCRIPTION**

Abbey Mill is a most exclusive and desirable development built and managed by English Courtyards in 2002. The properties vary between mews houses and apartments with this particular unit being arguably the most desirable with its overall size, individual entrance and private terraced garden.

The accommodation comprises in brief at ground floor level; Entrance Hall, Cloaks/WC, L shaped Dining Room come Lounge with French doors, Breakfasting Kitchen with storage, Guest Bedroom with ensuite facilities.

At first floor level; Large landing/study area with views, Master bedroom of excellent size and main bathroom.

Externally the home benefits from immaculately kept communal grounds with views over the adjoining countryside. There is ample visitor parking and the property has a secure undercroft parking space with automated door.

The properties are available to prospective purchasers aged 55 or older. Resident managers are available on site to provide assistance in emergencies.

**LOCATION**

The historical Village of Prestbury is regarded as one of the most picturesque villages in Cheshire. Suitable for a broad demographic the Village boasts excellent access to all the amenities of the general area ; Railway Station, Local shops, Restaurants & Bars/Pubs, a highly regarded Primary School, Tennis Club & Prestbury Golf Club to name a few. Alderley Edge & Wilmslow are only a very short distance away offering more comprehensive facilities and the town of Macclesfield is a very short distance with a direct link to London Euston in approx. 1 hour 40 mins. Manchester Airport and the motorway network are within 20 minutes drive.

**DIRECTIONS**

SAT NAV - SK10 4XY - The development can be accessed by a vehicle from Macclesfield Road (Shirleys Drive) or down the side of the Bridge Hotel (The Village)

**TENURE**

Leasehold - To be verified by Solicitors

**SERVICES (NOT TESTED)**  
Services have not been tested and you are advised to make your own enquiries and/or inspections.

**LOCAL AUTHORITY**

Cheshire East Council - Tax Band: G

**VIEWING**

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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**GASCOIGNE HALMAN**