

**9 ABBEY MILL**  
 Shirleys Drive, Prestbury  
**£525,000**

**GROUND FLOOR**  
 1087 sq.ft. (101.0 sq.m.) approx.



TOTAL FLOOR AREA: 1087 sq.ft. (101.0 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
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THE AREAS LEADING ESTATE AGENCY

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gascoignehalman.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

**£525,000**

**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**