

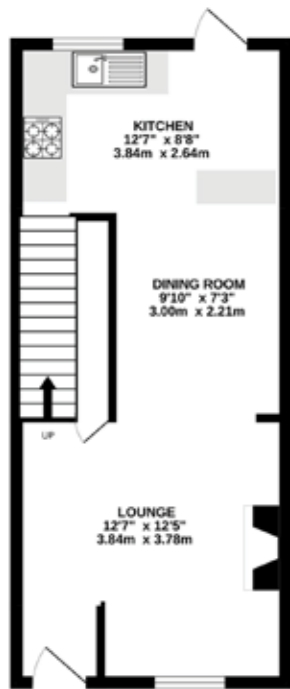
2 THE VILLAGE

Prestbury

£475,000



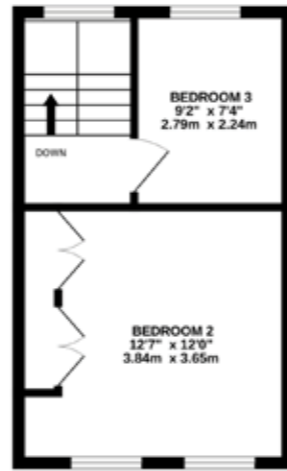
GROUND FLOOR
370 sq ft. (34.4 sq.m.) approx.



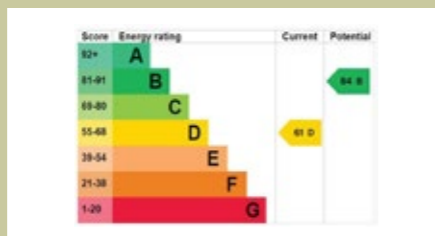
1ST FLOOR
270 sq ft. (25.1 sq.m.) approx.



2ND FLOOR
266 sq ft. (24.7 sq.m.) approx.



TOTAL FLOOR AREA: 906 sq ft. (84.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metriq (2023)



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
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GASCOIGNE HALMAN

A most charming and beautifully presented Grade II listed cottage in the very heart of Prestbury Village, mere strolling distance from the villages amenities and train station.

- CENTRAL VILLAGE LOCATION
- PATIO GARDEN
- 3 BEDROOMS

- CHARMING FEATURES
- IDEAL LOCK-UP & LEAVE
- SOUTH EASTERLY FACING GARDEN

£475,000

2 THE VILLAGE

Prestbury



DESCRIPTION

Situated in the very heart of Prestbury village this Grade II listed cottage of immense charm and character provides well balanced accommodation over three floors. The property has been updated and modernised but retains attractive original features such as stone floors to the ground floor and exposed beams.

The accommodation in brief comprises open plan lounge with dining area, fitted kitchen with door leading out to the rear garden.

At first floor level; Landing, Main bedroom and beautifully re-fitted bathroom with underfloor heating and on the second floor two further bedrooms, one double and one single.

To the rear of the property there is a sunny south-easterly facing patio garden laid to artificial lawn with double oak gates. The property is merely footsteps away from all the shops, restaurants and bars that Prestbury village has to offer, with the train station just 5 minutes walk away. An ideal pied-de-terre.

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, Restaurant's & Bars/Pubs, a highly regarded Primary School, Tennis Club & Prestbury Golf Club to name a few.

DIRECTIONS

Travelling from the Prestbury office the property can be located in the very heart of the village on the lefthand side.

POSTCODE
SK10 4DG

TENURE

Freehold. Prospective purchasers are advised to ask their solicitor to verify tenure.

SERVICES (NOT TESTED)

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

LOCAL AUTHORITY

Cheshire East - Council Tax Band E

VIEWING

.Viewing strictly by appointment through the Agents.

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



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