

**FORD LODGE**  
The Village, Prestbury  
**£850,000**



**TOTAL FLOOR AREA: 1841 sq ft. (171.1 sq.m.) approx.**  
While 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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THE AREAS LEADING ESTATE AGENCY

A magnificently presented four bedroom detached townhouse located on a quite set back location in the heart of Prestbury village.

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**GASCOIGNE HALMAN**

- LOCATED IN THE HEART OF PRESTBURY VILLAGE
- FOUR DOUBLE BEDROOMS
- HIGH SPEC FINISH THROUGHOUT

- ALL BEDROOMS WITH EN-SUIT BATHROOMS
- OPEN PLANNED KITCHEN DINNER LIVING AREA
- APPROXIMATELY 1841 SQ FT IN HE CENTER OF PRESTBURY VILLAGE

**£850,000**

**FORD LODGE**  
The Village, Prestbury



**DESCRIPTION**

Located in the heart of Prestbury village, this superb town house offers four fantastic size double bedrooms, all with en suites, spacious amount of ground floor living space, while being finished throughout to an exceptionally high standard.

In brief it comprises of, an entrance hall, under stairs WC, living room with feature gas fire and beautiful bay window. Additionally there is a utility room which is located off the stunning contemporary kitchen/dining/living room with bi-fold doors opening out onto the rear garden space.

To the first floor is the main bedroom is a great size with en-suite and Juliet balcony overlooking the fantastic views. Another double bedroom with en-suite and ample storage areas completes the first floor. To the second floor are two great size bedrooms with en-suites with all bathrooms benefiting from underfloor heating.

Externally, parking at the side for 2 cars as well as a well landscaped small front garden space. To the rear an easy maintainable garden space with excellent patio area.

**LOCATION**

The historic 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 and a highly regarded Golf course 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**

For SatNav Purposes: SK10 4DG

**TENURE**

Freehold.

**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**