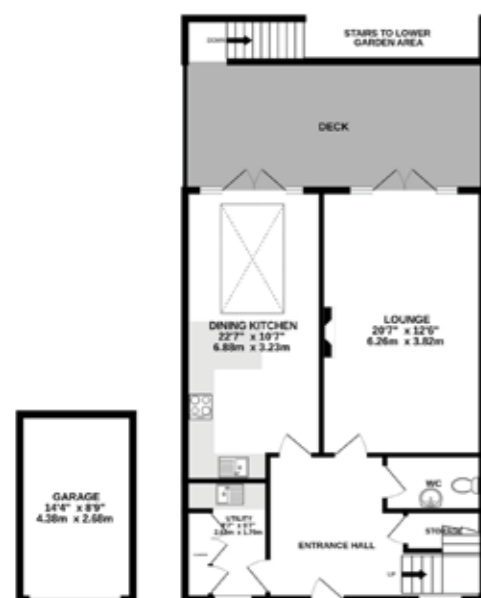
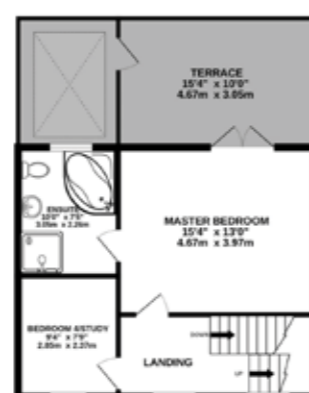


CRAMOND HOUSE
Butley Hall, Prestbury
£900,000

GROUND FLOOR
934 sq.ft. (86.6 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.5 sq.m.) approx.



2ND FLOOR
311 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA: 1763 sq.ft. (163.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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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@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

This highly attractive modern townhouse makes up part of the exclusive Butley Hall development situated in the very heart of Prestbury Village.

- CENTRAL VILLAGE LOCATION
- SMALL SELECT DEVELOPMENT
- DECKED AREA AND BALCONY

- GARAGE
- VERSATILE ACCOMMODATION
- IMMACULATELY PRESENTED

£900,000

CRAMOND HOUSE

Butley Hall, Prestbury



DESCRIPTION

Cramond House is one of just three attractively styled townhouses with parking and garage facilities built in the private gated development of Butley Hall. The home is intelligently laid out across three floors and provides both deceptively spacious & high quality accommodation throughout.

The accommodation in brief comprises at Ground Floor Level; Entrance Hall, Cloaks/Utility Room, WC, Lounge with doors out to sundeck, open plan Dining Kitchen with doors out to the sundeck.

At 1st Floor Level; Landing, Study, Master Bedroom with luxury ensuite bathroom and doors out to large terrace.

At 2nd Floor Level; Landing, Two bedrooms of good size and a luxury bathroom..

Externally the home benefits greatly from an extensive decked terrace area on the ground floor with stairs leading down to a terraced garden and pedestrian gate. On the first floor serving the Master Bedroom is a large terrace. At the front of the home is a block paved driveway and small garden area. Opposite the home is a single garage with automated door.

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 4DN - Butley Hall is accessed via Scott Road.

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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