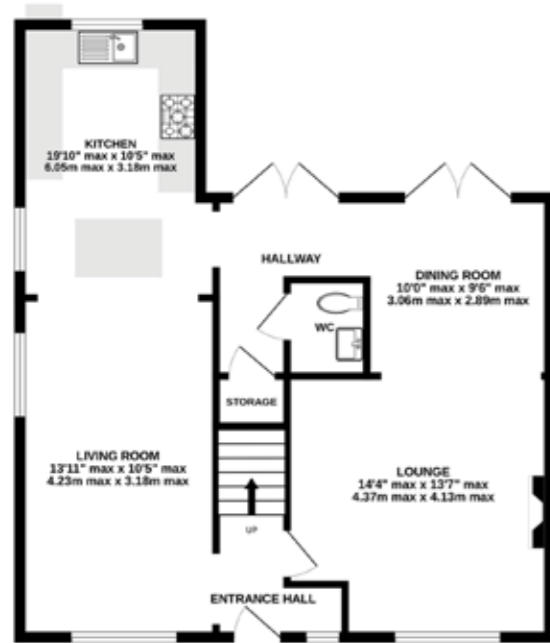
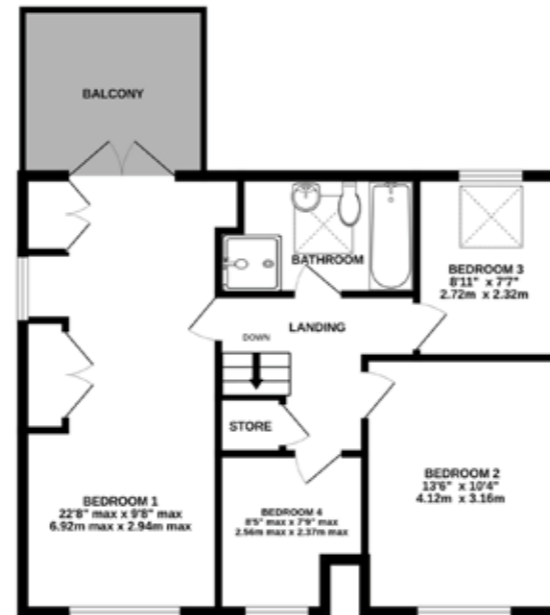


**THE DAIRY COTTAGE**  
6 Alderley Road, Prestbury  
**GUIDE PRICE**  
**£565,000**

**GROUND FLOOR**  
743 sq.ft. (69.0 sq.m.) approx.

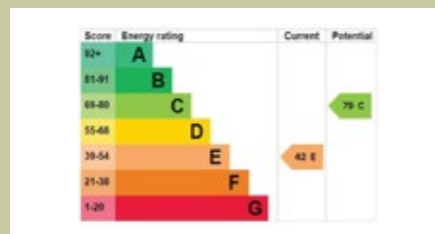


**1ST FLOOR**  
656 sq.ft. (61.0 sq.m.) approx.



**TOTAL FLOOR AREA : 1399 sq.ft. (130.0 sq.m.) approx.**

Whilst 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

Prestbury  
8 The Village, Prestbury SK10 4DG  
01625 827467 prestbury@gascoignehalman.co.uk

gascoignehalman.co.uk



**GASCOIGNE HALMAN**

A stylish and modern four bedroom semi detached home equating to nearly 1,400 sq ft, situated on the outskirts of Prestbury & Alderley Edge.



- SEMI RURAL POSITION
- VERSATILE OPEN PLAN LIVING ACCOMMODATION
- LOCATED BETWEEN ALDERLEY EDGE & PRESTBURY

- EQUATING TO NEARLY 1,400 SQ FT
- LARGE DRIVEWAY
- MAIN BEDROOM WITH BALCONY

**GUIDE PRICE**  
**£565,000**

**THE DAIRY COTTAGE**

6 Alderley Road, Prestbury



**DESCRIPTION**

The Dairy Cottage is a well presented, extended four bedroom property located in this most attractive semi rural setting, within equal distance from Alderley and Prestbury with Macclesfield Center also a short drive away. The property has been renovated to a high standard and boasts an attractive blend of characterful features with modern decor.

The property comprises in brief at ground floor level; Entrance Hall, open plan family room/kitchen with island unit, downstairs W/C and a further dining room and lounge.

At first floor level; Landing, main bedroom offers a balcony overlooking the rear garden with three further bedrooms (2 double 1 single) and a contemporary main bathroom with separate shower. Externally the house features a patio area and large area predominantly laid to lawn with hedges flanking to one side at the rear. To the front, the property benefits from a large driveway with ample parking for many cars.

**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 4RH

**TENURE**

Freehold (Prospective purchasers are advised to ask their solicitor to verify tenure)

**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 F

**VIEWING**

Viewing strictly by appointment through the Agents.

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



gascoignealman.co.uk

**GASCOIGNE HALMAN**