



**GASCOIGNE
HALMAN**

2 VILLAGE MEWS

THE AREAS LEADING ESTATE AGENT



| PRESTBURY

2 VILLAGE MEWS

£400,000

A charming Three-Bedroom Mews House, located in the heart of Prestbury Village tucked away in a quiet Cul-de-Sac location with No Onward Chain.

The property offers a well-proportioned layout, featuring three bedrooms and generous living accommodation throughout.

Upon entering, you are welcomed into a light and spacious hallway, creating a welcoming first impression. From here, there is access to a well-proportioned formal living room, which benefits from French patio doors opening out onto the rear garden. The breakfast kitchen has been thoughtfully designed and features shaker-style units along with a comprehensive range of fitted appliances. Completing the ground floor accommodation are a convenient WC and useful under-stairs storage.

To the first floor, there are three bedrooms. The principal bedroom benefits from dual windows, allowing an abundance of natural light to fill the room, as well as fitted wardrobes. The second bedroom is a generous double overlooking the rear garden, while the third bedroom is a single room. All bedrooms are served by a contemporary family bathroom fitted with a shower.



Externally, the property boasts a fully enclosed, west-facing rear garden. To the front of the property, there is the benefit of off-road parking.



POSTCODE

SK10 4XQ

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 and 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.

TENURE

Leasehold - to be verified by solicitors.
999 year lease, commenced 01/01/2000
£100 p.a

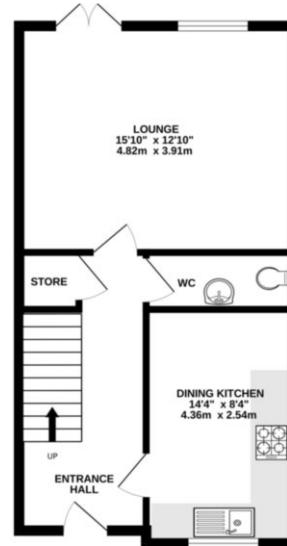
LOCAL AUTHORITY

Cheshire East - Council Tax Band: E

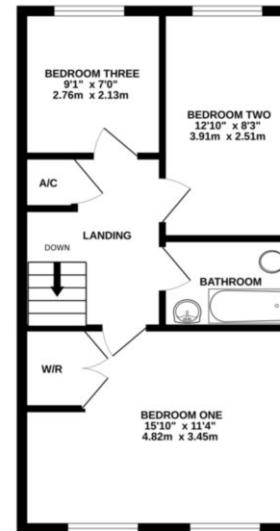
AGENTS NOTE

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved

GROUND FLOOR
447 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA: 900 sq.ft. (83.6 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.

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