





Mystra, Prestbury Lane, Prestbury, Cheshire SK10 4HF

'Mystra' is situated in the heart of Prestbury Village, and a 'cocks stride' from all the restaurants, bars and other amenities including Prestbury Railway Station. It is this location that makes it such an attractive proposition, and we are all aware of that famous phrase from Conrad Hilton when asked about the success of his hotel chain, 'Location, Location, Location.'

The property is now at the stage, however, whereby a comprehensive revamp and modernisation program is required. This does, however, give the purchaser the chance to adapt, amend and alter the layout and accommodation to their own requirements. It is a big job to undertake, however, and not for the fainthearted, but the results could be spectacular.

Prestbury, a historic village in Cheshire, is renowned for its charming architecture, particularly its black-and-white timbered buildings, and its desirable location within Cheshire's "Golden Triangle". A prominent feature is St. Peter's Church, a Grade I listed building with a rich history. The village is also known for its proximity to Macclesfield and its easy access to the Peak District National Park, offering both historical and natural attractions.

Macclesfield is a thriving business centre and market town with excellent local amenities and a choice of modern leisure and sports facilities. The town is situated on the Cheshire Plain, at the edge of the Peak District National Park with its picturesque beauty and extensive walks.

From the centre of Prestbury, leave in an easterly direction passing the railway station on the right-hand side. Proceed over the bridge, and after 100 metres, 'Mystra' can be accessed via a driveway on the right-hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Porch

Courtesy light. Quarry tiled flooring.

Entrance Hall

Cloaks cupboard. Wall light point. Radiator.

Lounge

18'05 11'11

uPVC double glazed window and additional bow window. Sliding patio doors to the garden. Telephone point. T.V. aerial point. Three radiators.

Dining Area

13'00 11'00

Kitchen

11'00 9'09

Double bowl stainless steel sink unit with base units below. An additional range of base and eye level units with work surfaces. Integrated electric oven and hob. Plumbing for washing machine.

Side Porch/Utility

13'08

Double drainer stainless steel sink unit with mixer taps. uPVC double glazed window and door to the garden. Green Star gas central heating and domestic hot water boiler.

Inner Hallway

Staircase to first floor. uPVC double glazed window. Storage cupboard. Wall mounted gas heater.

Bedroom Three

13'3 11'0

uPVC double glazed windows to two elevations. T.V. aerial point. Radiator.

Bedroom Four

11'10 x 9'3

Built-in bedroom furniture. uPVC double glazed windows. Radiator.

Shower Room

8'10 x 5'9

Double shower cubicle with thermostatic shower. Pedestal wash basin. Low suite W.C. Fully tiled walls. Extractor fan. uPVC double glazed window. Radiator.

First Floor

Access

The neighbour, Bradley Mount has a right of way over the driveway for all purposes subject to ½ contribution to it's maintenance.

Landing

Loft access. uPVC double glazed windows.

Bedroom One

19'11 x 12'2

Built-in bedroom furniture. Vanity wash hand basin. uPVC double glazed window. Radiator

Bedroom Two

16'3 x 11'11 reducing 12'0

Built-in bedroom furniture. uPVC double glazed windows.

Bathroom

12'1 x 6'3

A coloured suite comprising a panelled bath, a separate shower cubicle with thermostatic shower, his and hers vanity wash hand basins with storage below and a bidet. uPVC double glazed window. Radiator.

W.C.

Vanity wash hand basin. Low suite W.C. uPVC double glazed window. Radiator.

Walk-in Airing Cupboard

5' 4'

Walk-in airing cupboard with shelving housing the lagged hot water cylinder.

Store

11'09 4'02

Shelving. uPVC double glazed window.

Outside

Gardens

The property is accessed via a shared driveway which in turn leads to the garage whilst to the rear, there are fully enclosed gardens which are currently overgrown and along with the property, require some attention.

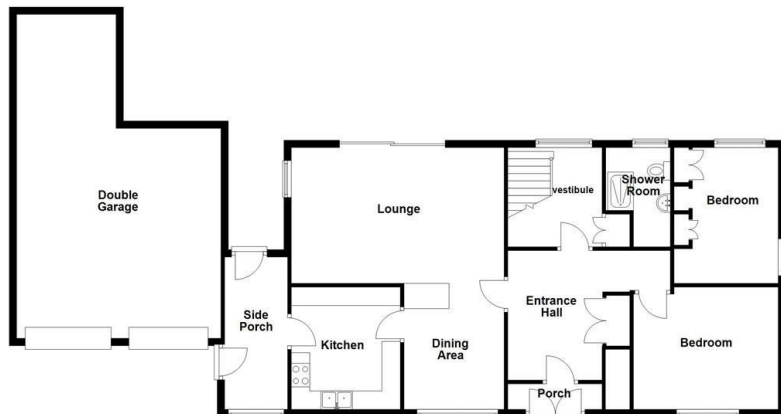
Double Garage

28'10 x 18'2 reducing to 18'9

£475,000

HOLDEN & PRESCOTT

Ground Floor



First Floor

