



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS



# 4 Village Mews, Shirleys Drive, Prestbury, Cheshire, SK10 4XQ

A beautifully presented, well extended mews property situated in the heart of Prestbury village, enjoying a west facing rear garden and off road parking for a motor vehicle.

## Guide Price £575,000

Constructed of Cheshire brick, this beautifully presented and located mews house offers the discerning purchaser a well extended home in the heart of Prestbury village, close to all local amenities.

On entering the property you are immediately welcomed by a spacious entrance hall which leads to a WC, 16ft lounge with contemporary Living Flame gas fire, magnificent garden room with atrium and small paned French doors to garden, superb breakfast kitchen with modern Shaker style units with granite worktops and built in appliances. To the first floor the landing allows access to three good sized bedrooms and a well appointed bathroom/WC with wet area. A gas fired central heating system has been installed.

An internal inspection is highly recommended to appreciate the size, space and quality of this beautiful home.

The property enjoys an enclosed rear garden, with a patio area and raised borders. The communal gardens to the front are beautifully maintained creating a fabulous setting and there is off road parking for a motor vehicle.

The charming and historic village of Prestbury caters for most daily needs, whilst more extensive facilities may be found in Macclesfield, Wilmslow and Alderley Edge, all within short driving distance. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 10 and 30 minutes drive of the property.

**DIRECTIONS:** From our Prestbury office bear left at the mini roundabout into Macclesfield Road. Turn left after a short distance into Shirleys Drive, taking the first turning left into the beautiful little cul-de-sac known as Village Mews where the property can be found ahead of you on the right hand side.

### ACCOMMODATION

#### GROUND FLOOR

##### ENTRANCE HALL

With radiator, stairs to first floor, under stairs cupboard.

##### WC

With low level WC, vanity wash hand basin with drawer below, part tiled walls, tiled floor, radiator/towel rail.

##### LOUNGE

16'1 x 12'10

Enjoying a contemporary Living Flame gas fire, two radiators, opening through to:

##### GARDEN ROOM

14'8 x 9'0

With radiator, atrium, small paned French doors to garden.

##### BREAKFAST KITCHEN

12'05 x 8'05

With modern Shaker style units including base cupboards and drawers, wall cupboards and granite worktops, gas range with extractor hood, fridge and freezer, dishwasher, part tiled walls, tiled floor, small breakfast bar, contemporary radiator.

#### FIRST FLOOR

##### LANDING

With access to roof space, airing cupboard with pressure hot water cylinder.

##### BEDROOM ONE

15'10 (narrowing down to 12'3) x 9'6

With radiator, built in wardrobe.

### BEDROOM TWO

13'0 x 8'4 (overall)

With radiator, fitted wardrobes.

### BEDROOM THREE

9'2 x 7'0

Presently used as a study, with radiator, fitted desk and drawers, cabinets and shelves.

### BATHROOM/WC

Wet area with shower, wash hand basin with drawers below, low level WC, radiator/towel rail, tiled walls, tiled floor.

### OUTSIDE

Gardens as previously mentioned.

### Tenure

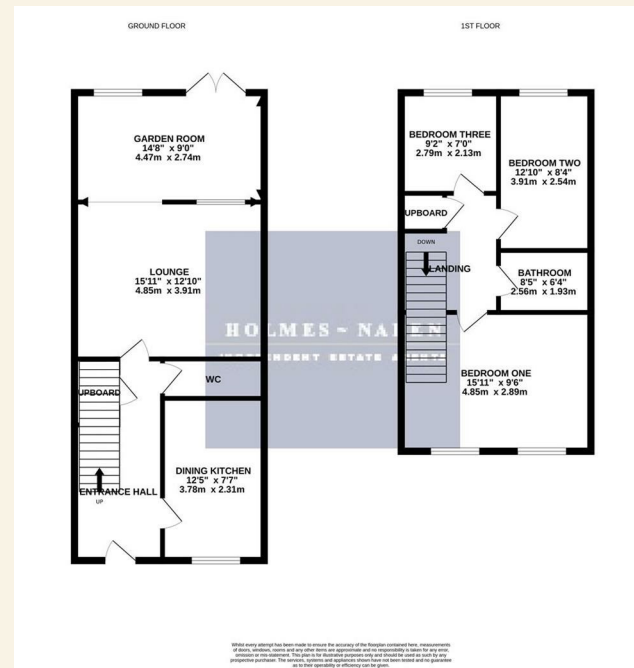
Leasehold. Interested purchasers should seek clarification of this with their solicitor.

### Viewings

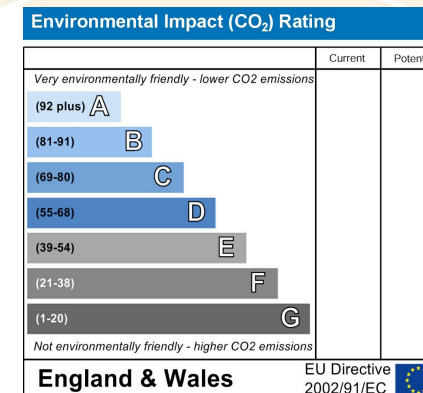
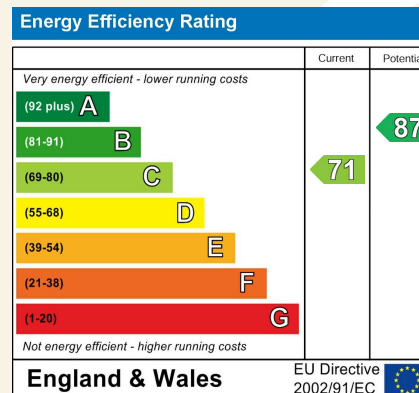
Strictly by appointment through the Agents.

### Possession

Vacant possession upon completion.



Whilst every effort has been made to ensure the accuracy of the description contained here, a measurement of every wall, door and window should be taken by the prospective purchaser or their solicitor for the purpose of preparation of contracts. The agent's liability is limited to the best of their knowledge and belief at the time of preparation of the particulars. The agent does not accept any liability for any error or omission. Made with Metaplan 10/02



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### MISDESCRIPTIONS ACT 1967

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