



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

16, Shirleys Close, Prestbury, Cheshire, SK10 4XP

A beautifully located first floor apartment occupying the popular Shirleys development backing onto the bowling green.

Guide Price £269,000

Forming part of this popular and convenient retirement development, this first floor apartment offers the discerning purchaser a fabulous home backing onto Prestbury bowling green, and within a short stroll of Prestbury village centre.

The accommodation briefly comprises an entrance vestibule with stairs leading up to the landing which allows access to a spacious lounge, breakfast kitchen, two good sized bedrooms and a shower room/WC. A gas fired central heating system has been installed.

The well maintained communal gardens are laid down to lawn with well stocked borders, shrubs and mature trees. There is ample hardstanding for residents parking.

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 30 minutes drive of the property.

ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE

With radiator, stairs leading to first floor.

FIRST FLOOR

LANDING

With linen cupboard.

LOUNGE 15'10" x 11'6"

With radiator.

BREAKFAST KITCHEN 12'7" x 10'0"

With a range of fitted units, electric cooker point, plumbing for washing machine, radiator, tiled walls, gas boiler, dining area, stainless steel sink unit, views over bowling green.

BEDROOM 1 11'8" x 11'3"

With fitted wardrobes, radiator, built-in wardrobe/cupboard.

BEDROOM 2 10'7" x 7'9"

With radiator, delightful views over bowling green.

SHOWER ROOM/WC

With shower enclosure, pedestal wash hand basin, low level WC, radiator/towel rail, tiled walls.

Tenure

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

Viewings

Strictly by appointment through the Agents.

Possession

Vacant possession upon completion.

PRESTBURY OFFICE:
THE VILLAGE,
PRESTBURY,
CHESHIRE SK10 4DG

TELEPHONE: 01625 828254
FACSIMILE: 01625 820019

HEAD OFFICE:
16 HIGH STREET,
BOLLINGTON,
MACCLESFIELD,
CHESHIRE, SK10 5PH
TELEPHONE: 01625 560535
FACSIMILE: 01625 574445

MISDESCRIPTIONS ACT 1967

These particulars, whilst believed to be accurate are set out for guidance only and do not constitute any part of any offer or contract – intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise to their accuracy. No person in the employment of Holmes-Naden Estate Ltd. has the authority to make or give any representation or warranty in relation to the property.



