



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

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

A magnificent beautifully renovated and modernised first floor apartment occupying a popular development situated in the heart of Prestbury village.

Guide Price £320,000

Forming part of a popular and convenient over 55's development, this first floor apartment has been restored to an extremely high standard, now ready for immediate occupation and enjoys the most amazing views over the Bollin valley yet within a short stroll of all Prestbury's local amenities. The accommodation briefly comprises of an entrance vestibule with stairs leading up to the first floor landing which allows access to a most impressive lounge with feature media wall with floating media base units, a superb new and contemporary dining kitchen with the most amazing units, incorporating built-in appliances, master bedroom with walk-in wardrobe/dressing room, second bedroom with fabulous views over the Bollin valley and an incredible newly fitted bathroom suite with many features. A new gas fired central heating system has been installed.

An internal inspection is highly recommended to appreciate this superb renovation.

Externally the well maintained common gardens are laid mainly to lawn with well stocked borders, shrubs and mature trees. A new patio area has recently been constructed immediately adjacent to the front door, perfect for Summer entertaining. 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 5 and 30 minutes drive of the property.

Directions: From our Prestbury office bear left at the mini roundabout into Macclesfield road. After a short distance turn left into Shirleys drive taking the second turning right into the communal parking area. The property can be found on the left hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE

With stairs to first floor.

FIRST FLOOR

LANDING

With access to a huge roofspace with wooden folding ladder ideal for storage, contemporary radiator, cupboard housing new gas boiler and shelving.

LOUNGE 15'5" x 11'9"

With contemporary radiator, beautiful feature media wall with lighting and floating media base units.

DINING KITCHEN 9'10" x 7'4" (plus deep unit recess)

Enjoying fabulous contemporary units with matching breakfast bar/dining table, sink unit with instant boiled water, pantry cupboards, pull out baskets, concealed cutlery drawers, ceramic hob, dishwasher, washing machine, fridge/freezer, contemporary radiator, part tiled walls, tiled floor, feature ceiling lighting, magnificent views .

BEDROOM 1 11'2" x 10'5"

With contemporary radiator, walk-in wardrobe/dressing room with hanging rails, deep built-in wardrobe with overhead shelves.

BEDROOM 2 10'6" x 7'11"

With contemporary radiator, beautiful views over the Bollin valley.

BATHROOM/WC

Beautifully fitted out with oversized shower with external controls, rain shower, tiled seating area, separate shower head, feature tiling, tiled floor, Japanese toilet with remote control, along with a sanitary heated washer/drier, vanity wash hand basin with drawers below, heated mirror with light, radiator/towel rail.

COMMUNAL GARDENS

As previously mentioned a long with a recently constructed stone patio area immediately adjacent to the front door.

Tenure

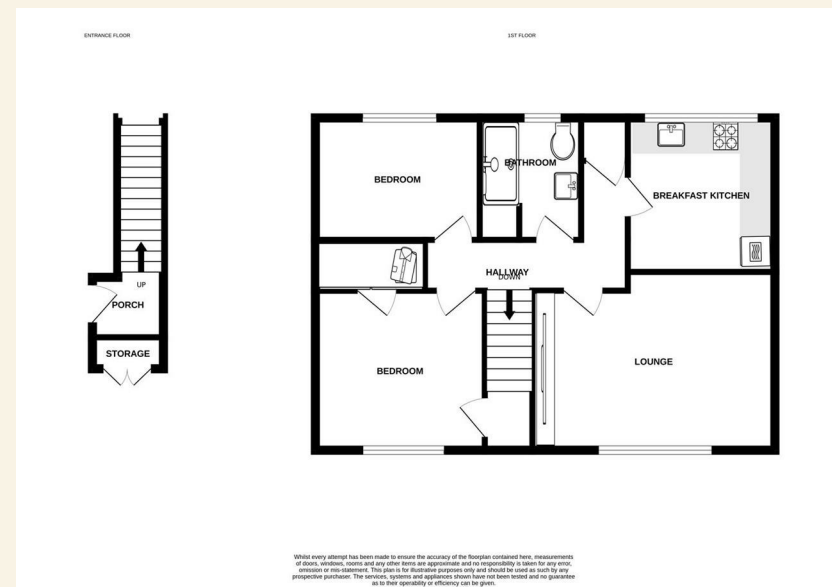
Leasehold. Interested purchasers should seek clarification of this with their solicitor.

Viewings

Strictly by appointment through the Agents.

Possession

Vacant possession upon completion.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	73	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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MISDESCRIPTIONS ACT 1967

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