



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

22, Arbour Mews, Tytherington, Cheshire, SK10 2SW

A stunning first floor apartment fully updated and renovated to a high standard enjoying a cul-de-sac location with off road parking and garage.

Guide Price £239,000

Forming part of a wonderful small development, this prestige apartment offers the discerning purchaser a wonderful home ready for immediate occupation within short walking distance of local amenities. The accommodation briefly comprises on the ground floor an entrance vestibule with stairs leading to the first floor. The landing allows access to a lounge with French doors to the balcony, opening through to a wonderful dining kitchen enjoying shaker style units with Corian worktops and built-in appliances. There are two double bedrooms, and a well appointed bathroom/WC. An electric combination system which heats radiators has been installed.

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

Outside private parking is provided with easy access to an integral garage with up and over door. The communal gardens are beautifully maintained laid mainly down to lawn, well stocked borders, shrubs and mature trees.

Tytherington caters for most everyday needs, whilst more extensive facilities may be found in Prestbury, 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 proceed past St Peter's Church bearing right at the railway station into Prestbury lane. Prestbury lane in turn leads into Heybridge lane and continue to the T-junction with Manchester road. Bear right towards Macclesfield passing over the roundabout turning left at the traffic lights adjacent to the Shell service station. After a short distance turn right into Arbour crescent bearing left into Arbour mews where the property can be found at the end of the cul-de-sac on the right hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE

With stairs to first floor.

FIRST FLOOR

LANDING

With radiator, cupboard housing electric combination central heating system, access to roofspace.

LOUNGE 13'10" x 13'9"

With radiator, French doors leading to the balcony, plantation shutters, opening through to:

DINING KITCHEN 18' x 8'3"

Enjoying shaker style units including base cupboards and drawers, wall cupboards and Corian worktops, double oven/grill, fridge, dishwasher, stainless steel sink unit, display cabinet, part tiled walls, radiator, dining area.

BEDROOM 1 11'9" x 10'5" (plus wardrobe recess)

With fitted wardrobes, plantation shutters, radiator.

BEDROOM 2 10'10" x 10' (plus wardrobe recess)

With fitted wardrobes, radiator.

BATHROOM/WC

With shower, low level WC, wash hand basin with drawers below, fitted wall cabinet, part tiled walls, radiator/towel rail.

GARAGE 17' x 8'3"

With up and over door, power and light, plumbing for washing machine.

COMMUNAL GARDENS

As previously mentioned.

Tenure:

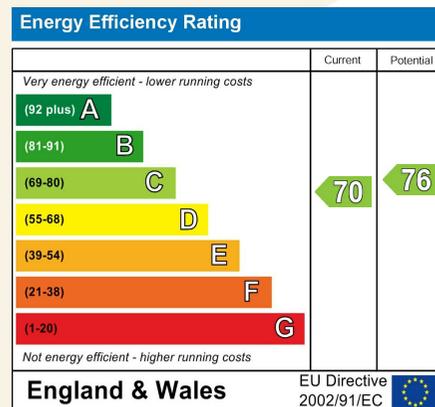
Leasehold 999 years with a ground rent of £103 per annum. Management charge (£136 x 2 per annum).

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.

