



Andrew J Nowell  
& Company

18 Butley Lanes, Prestbury  
Guide Price £935,000



## 18 Butley Lanes, Prestbury, SK10 4HU

- Large Plot
- Recently Refurbished
- Huge Potential To Extend
- Gated Driveway & Garage

This characterful home offers versatile accommodation with great potential to extend further (subject to the necessary consents).

The welcoming entrance hall provides access to the principal reception rooms and immediately sets the tone for the light and well-maintained accommodation throughout.

The elegant living room is a beautifully proportioned reception room featuring a contemporary fireplace and large windows overlooking the delightful rear garden, allowing natural light to flood the space. Complementing the principal reception room is a cosy snug, offering a more intimate retreat.



At the heart of the home lies the stylish breakfast kitchen, fitted with an excellent range of shaker-style cabinetry, generous work surfaces and quality integrated appliances. Adjoining the kitchen is a practical utility room with external access, together with an exceptionally generous attached garage offering excellent storage or potential for further conversion, subject to the necessary consents.

In Addition on the ground floor is a contemporary **shower room**, providing excellent flexibility for modern family living.



To the first floor, the property offers three well-proportioned bedrooms and the luxurious family bathroom has been beautifully appointed, featuring a classic freestanding roll-top bath, elegant sanitaryware and high-quality finishes, creating a relaxing and stylish space.

One of the property's defining features is undoubtedly its outstanding garden. The beautifully maintained rear garden enjoys an expansive lawn bordered by established trees, mature shrubs and colourful planting, creating an exceptionally private and tranquil setting. The generous patio provides an ideal space for outdoor dining and entertaining, whilst the extensive lawn offers plenty of room for children to play or for keen gardeners to enjoy.

To the front, a set of wrought iron gates frames the wide driveway and attractive entrance, further enhancing the property's excellent kerb appeal.

### Important Information

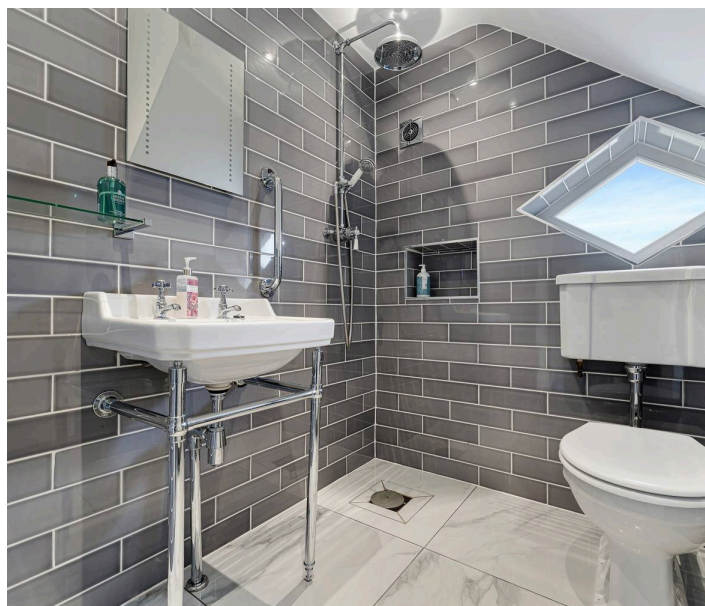
- What 3 Words – ///fetches.processor.sooner
  - Council Tax – Band F
  - EPC Rating – D (58/72)
  - Tenure – Leasehold - 910 Years Remain
  - Heating: Gas Fired Central Heating
  - Services: Mains Gas, Electric, Water, Drainage.
  - Parking: Driveway & garage
- Flood Risk\*: Very Low Risk of Flooding

Broadband\*\*: Ultrafast Broadband Available

Mobile Coverage\*\*: Mobile coverage with main providers (EE, O2, Three & Vodafone)

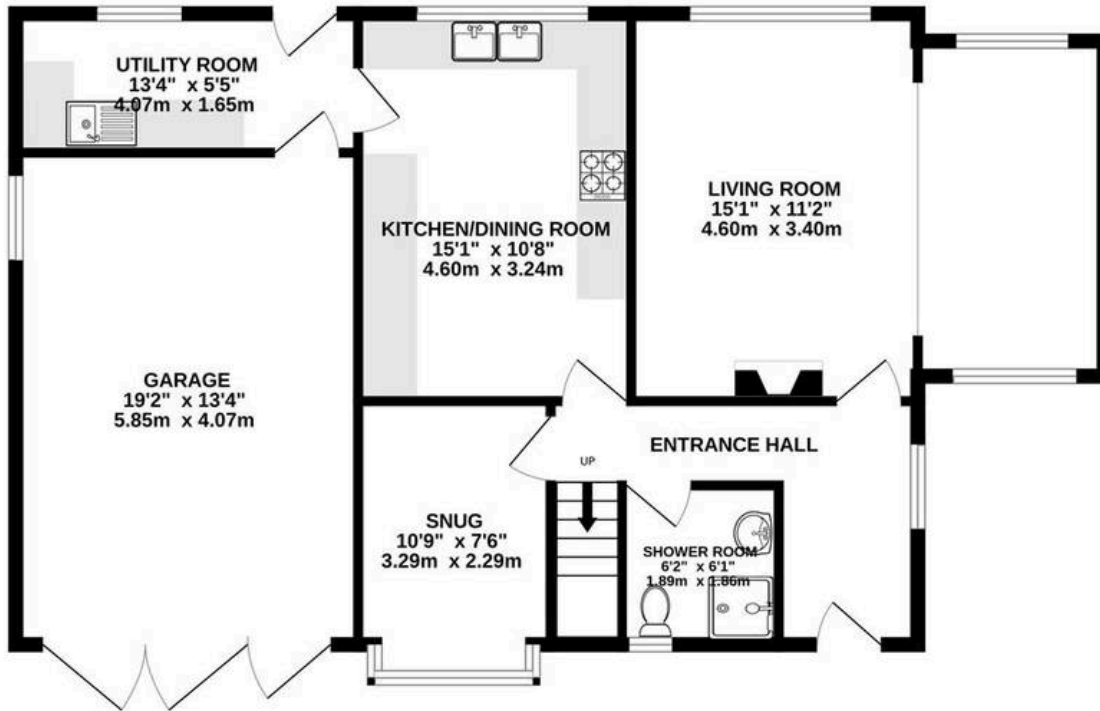
\* Information provided by GOV.UK

\*\*Information provided by Ofcom checker.





GROUND FLOOR  
962 sq.ft. (89.3 sq.m.) approx.



1ST FLOOR  
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 1447 sq.ft. (134.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**Andrew J Nowell & Company**

Andrew J Nowell & Co, 8 London Road - SK9 7JS

01625585905 • mail@andrewjnowell.co.uk • www.andrewjnowell.co.uk

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