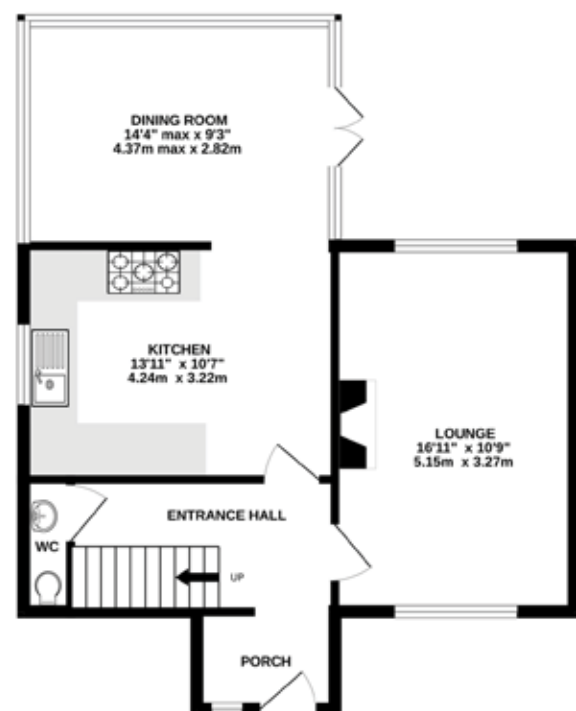


17 PARK HOUSE LANE
Prestbury
OFFERS OVER
£425,000

GROUND FLOOR
568 sq.ft. (52.8 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA: 990 sq.ft. (92.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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NOTICE

Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Prestbury

8 The Village, PRESTBURY SK10 4DG

01625 827467 prestbury@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

With fantastic field views to the rear, this three-bedroom semi-detached house is located in an ideal position, only a short walk away from Prestbury Village.

- BEAUTIFUL GARDEN VIEWS TO THE REAR
- MODERN AND STYLISH KITCHEN DINING ROOM
- CLOSE TO PRESTBURY VILLAGE AND PRIMARY SCHOOL

- TWO EXCELLENT BATHROOMS
- OFF ROAD PARKING FOR TWO CARS
- THREE BEDROOM HOUSE

**OFFERS OVER
£425,000**

17 PARK HOUSE LANE
Prestbury



This superb house has been updated to an excellent standard and offers modern family living in a ideal location. The house is situated within proximity to Prestbury Primary School, Prestbury Train Station and Prestbury village itself. The accommodation features a spacious ground floor living area, with a modern kitchen and well-proportioned bedrooms. In brief, the property comprises of an entrance porch, leading into the entrance hallway boasting a downstairs WC. The bright and modern kitchen area accompanied with an open-plan extension which offers dining or useful additional living space. The ground floor is completed with a large, dual aspect lounge.

To the first floor there are three well-proportioned bedrooms with a contemporary style family bathroom. The master bedroom features an excellently presented en-suite shower room. Externally, the rear of the property offers a generous garden with both patio space and grassed area overlooking the open fields. To the front, there is off-road parking for two cars with a small mature, landscaped area.

LOCATION

The historic village of Prestbury is regarded as one of the most picturesque villages in Cheshire. Suitable for a broad demographic the village boasts excellent access to all the amenities of the general area; railway station, Local shops, Restaurants, Bars/Pubs, a highly regarded Primary School, Tennis club and a highly regarded Golf course to name a few.

DIRECTIONS

For SatNav purposes: SK10 4HZ

TENURE

Freehol - To be verified by solicitors

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East BC - Council Tax Band: D

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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