



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# 7, Village Mews, Shirleys Drive, Prestbury, Cheshire, SK10 4XQ

**\*\* NO CHAIN \*\***

A beautifully presented three bedroom mews property with private gardens to both the front and rear situated in the heart of Prestbury village.  
**Guide Price £525,000**

Constructed of Cheshire brick, this beautifully presented mews property offers the discerning purchaser a wonderful home located in the heart of Prestbury village close to local amenities. The accommodation briefly comprises on the ground floor an entrance hall, WC, 15ft lounge with marble fireplace and hearth and French doors to garden, and a beautifully appointed breakfast/kitchen enjoying shaker style units with granite worktops and built-in appliances. To the first floor the landing allows access to three bedrooms and a well appointed bathroom/WC. A gas fired central heating system has been installed.

To the front of the property there is a hard landscaped forecourt with box hedging. The rear garden is a good size and enjoys flagged patio areas with adjacent flowerbeds and is not overlooked.

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 turning left after a short distance into Shirleys drive. Village mews can be found after approximately 100 yards on the left hand side.

## **ACCOMMODATION**

### **ENTRANCE HALL**

With radiator, stairs to first floor, understairs cupboard.

### **WC**

With low level WC, pedestal wash hand basin, part tiled walls, tiled floor.

### **LOUNGE 15'11" x 12'10"**

With marble fireplace and hearth, two radiators, French doors to garden.

### **BREAKFAST KITCHEN 10'8" x 8'6"**

With shaker units including base cupboards and drawers, wall cupboards and granite worktops, four ring gas hob and extractor hood, double oven/grill, fridge and freezer, dishwasher, one and a half bowl sink unit.

## **FIRST FLOOR**

### **LANDING**

With access to roof space, airing cupboard with lagged up water cylinder.

### **BEDROOM 1 16' x 9'6" (overall)**

With deep built-in wardrobes and radiator.

### **BEDROOM 2 13' x 8'5"**

With radiator and built-in wardrobe.

### **BEDROOM 3 9'4" x 7'1"**

With radiator.

## **BATHROOM/WC**

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

## **OUTSIDE**

Gardens to both the front and rear as previously mentioned. Private parking and visitor parking.

There is a small maintenance charge.

### **Tenure:**

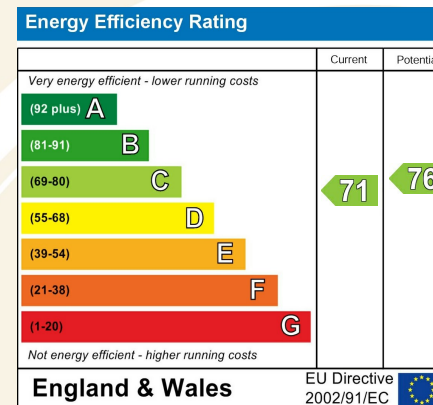
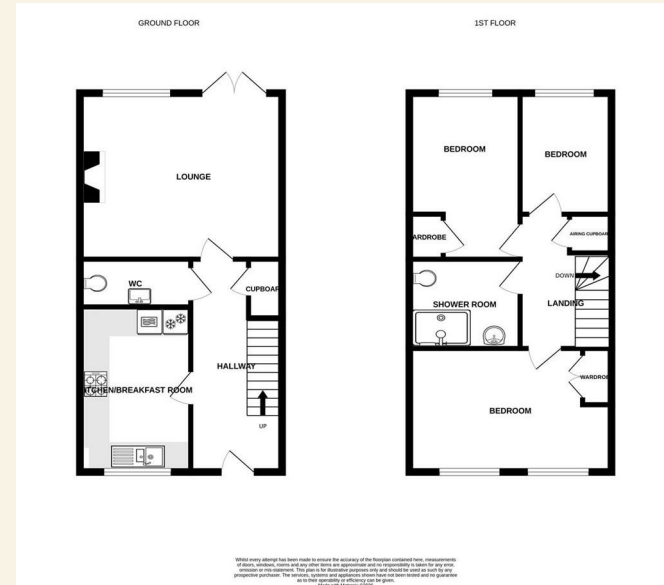
Leasehold. Interested purchasers should seek clarification of this with their solicitor.

### **Viewings:**

Strictly by appointment through the Agents.

### **Possession:**

Vacant possession upon completion.



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**MISDESCRIPTIONS ACT 1967**

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