HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

30, Shirleys Close,

Prestbury, Cheshire, SK10 4XP

A magnificent and rare opportunity to acquire a very well presented ground floor apartment occupying the popular Shirley's development in the heart of Prestbury Village.

Guide Price £315,000

Forming part of a popular and convenient over 55's development this ground floor apartment offers the discerning purchaser a rare opportunity to acquire a well presented home in the heart of Prestbury Village backing onto the village bowling green. The apartment is within easy reach of local shops, bars and restaurants. The accommodation briefly compromises on the ground floor an entrance vestibule, 15ft lounge, inner hall with various built-in cupboards allowing access to a breakfast kitchen with built-in appliances, two good sized bedrooms and a well appointed shower room/WC. A gas fired central heating has been installed.

An internal inspection is highly recommended to appreciate this lovely home.

Externally the well maintained communal gardens are laid manly down to lawn with well stocked borders, shrubs and mature trees. 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: For our Prestbury office bear left at the mini roundabout in to Macclesfield road. After a short distance turn left into Shirley's drive taking the second right into the communal parking area. The property can be found immediately ahead of you in the left hand corner.

ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE

LOUNGE 15'2" x 11'8"
With feature fireplace, radiator.

INNER HALL
With built-in cupboard, with plumbing for washing machine, gas boiler, large understairs cupboard, linen cupboard.

BREAKFAST KITCHEN
Enjoying white contemporary units including base cupboards, drawers, wall cupboards and worktops, oven/grill, ceramic hob with extractor hood, stainless steel sink unit, radiator, dining area, fridge and freezer, part tiled walls, glazed door to the garden, views over bowling green.

BEDROOM 1 11'10" x 10'7" (plus wardrobe recess)
With radiator, built-in wardrobes and shelves.

BEDROOM 2 10'6" x 7'9"
With radiator.

SHOWER ROOM/WC
With shower, low level WC, wash hand basin with store cupboards below, tiled walls, radiator/towel rail.

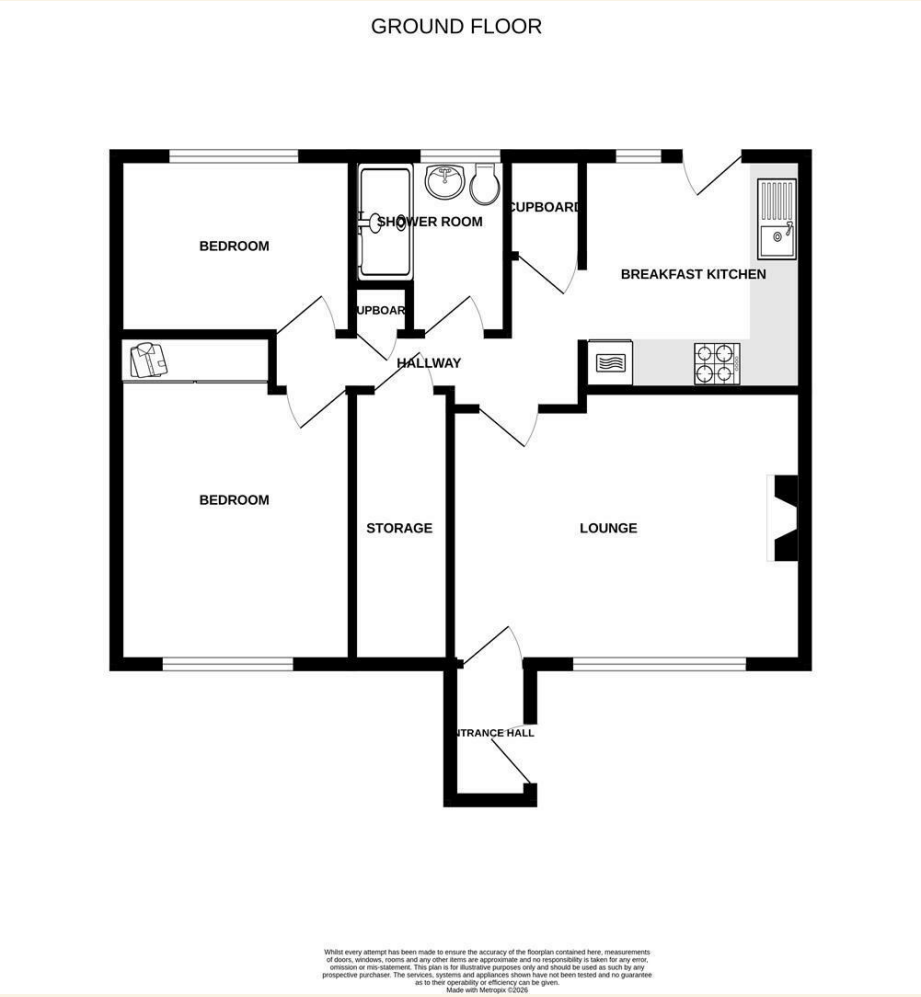
OUTSIDE
Communal gardens and parking as previously mentioned.

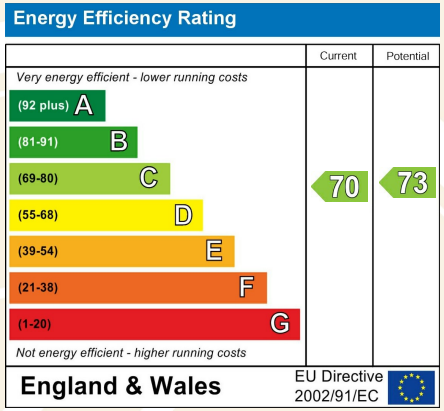
Maintenance Charge £135 pcm.

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

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

THE DISPUTE SERVICE

NAEA
National Association of Estate Agents

The Property Ombudsman

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.