HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

Galtee Cottage, Pearl Street,

Prestbury, Cheshire, SK10 4HS

A picturesque larger than average period terraced property located in the heart of Prestbury village within a short stroll of local amenities, sports facilities, bars and railway station.

Guide Price £485,000

Constructed of brick with painted elevations, this picturesque period property offers the discerning purchaser a wonderful home enjoying larger than average accommodation ready for immediate occupation. The accommodation briefly comprises an entrance vestibule, a 24ft lounge, lovely hand painted kitchen with hardwood and granite worktops with matching island/breakfast bar, opening through to garden room/dining room with glazed bi-folding doors leading to the rear garden. To the first floor the landing allows access to two double bedrooms and a bathroom/WC. There is access to the roofspace via a wooden ladder and there is natural light through a Velux window. A gas fired central heating system has been installed.

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

The property enjoys gardens to both the front and rear, the front enjoying raised flowerbeds and terraces whilst to the rear there is a lawn with borders, shrubs and Sun terraces. There is also access through a gate to the public car park.

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 2 and 30 minutes drive of the property.

DIRECTIONS: From our Prestbury office proceed past St Peter's Church, turning left at the bridge into Bollin Grove and turning immediately right into Pearl Street. where the property can be found after a short distance on the left hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE

LOUNGE 24'7" x 12'
With two radiators, stairs to first floor.

KITCHEN 12'9" x 10'7"
With range of hand painted units including base cupboards and drawers, wall cupboards and central island/breakfast bar with hardwood and granite worktops, plumbing for washing machine, plumbing for dishwasher, enamel sink unit, pantry, radiator, part glazed ceiling, opening through to:

GARDEN ROOM/DINING ROOM 10'5" x 9'8"
With radiator, glazed bi-folding doors leading to rear garden.

FIRST FLOOR

LANDING
With access to roofspace (via wooden ladder with natural light).

BEDROOM 1 12'1" x 10'6" (plus wardrobe recess)
With radiator, range of built-in wardrobes.

BEDROOM 2 12'5" x 8'9"
With radiator, built-in cupboard.

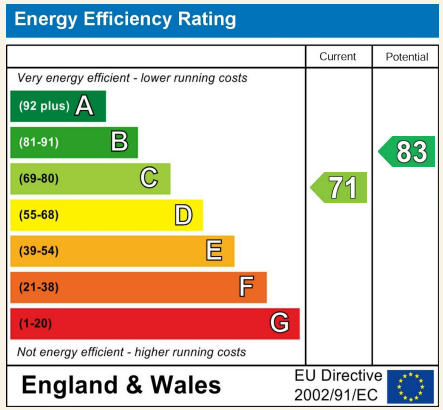
BATHROOM/WC
With freestanding bath, shower, pedestal wash hand basin, low level WC, half tongue and groove paneled walls, part tiled, radiator/towel rail.

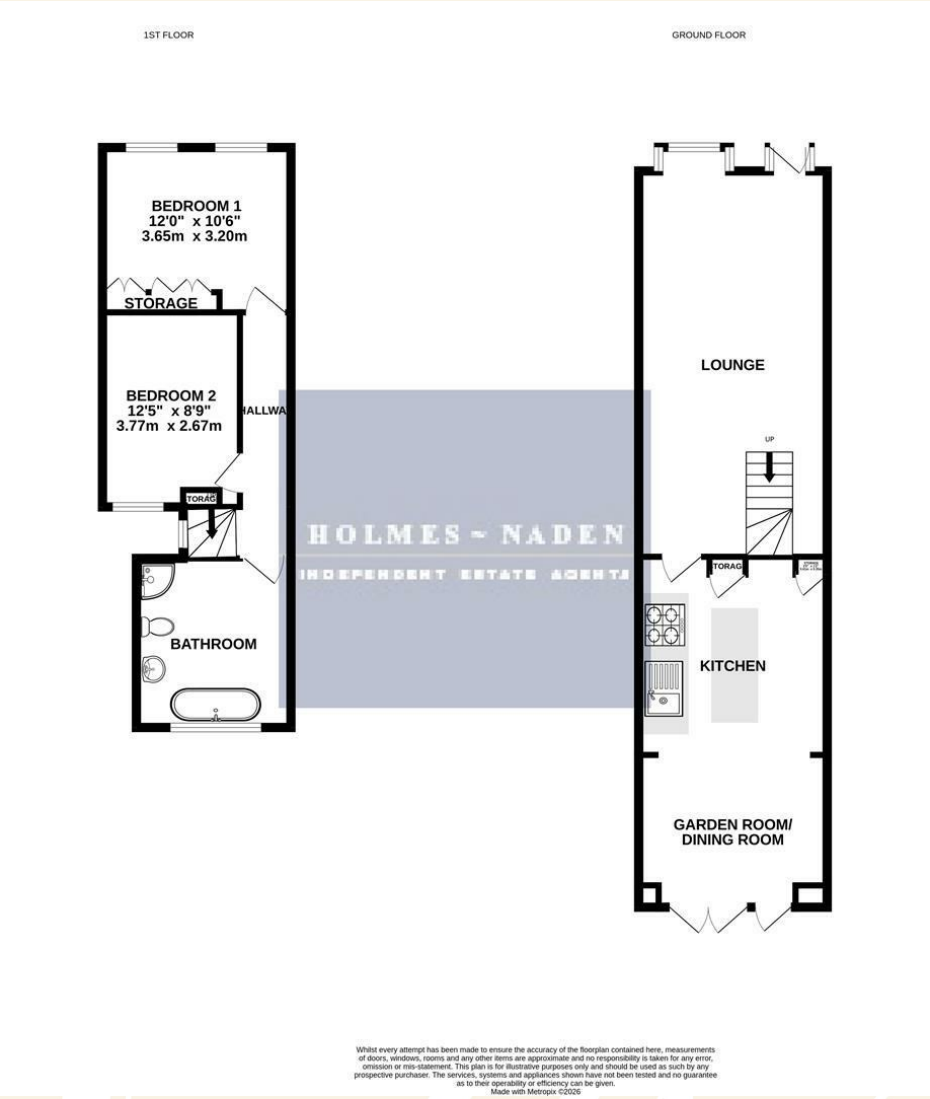
OUTSIDE
Gardens to both the front and rear as previously mentioned.

Tenure:
Freehold. Interest 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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THE DISPUTE SERVICE

NAEA
National Association of Estate Agents

The Property Ombudsman

MISDESCRIPTIONS ACT 1967

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