

HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

18, Butley Lanes,

Prestbury, Cheshire, SK10 4HU

A beautifully presented three bedroom detached property enjoying larger than average gardens with scope to extend subject to planning permission.

Guide Price £880,000

Located in a wonderful location within short walking distance of Prestbury village centre, this picturesque property offers the discerning purchaser a delightful home beautifully maintained with scope to extend the accommodation subject to the prospective purchasers wishes and planning permission. The accommodation briefly comprises an entrance hall, shower room/WC, 19ft lounge, sitting room, breakfast kitchen enjoying shaker style units with built in appliances, separate utility. 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.

An internal inspection is highly recommended to appreciate the quality of this beautifully maintained property.

The property is situated well back of Butley lanes and enjoys a deep driveway allowing ample hardstanding for motor vehicles and easy access to the garage. The adjacent garden is laid mainly down to lawn with well stocked borders and shrubs. The gardens extend to the side and rear again laid down to lawn with borders, shrubs, mature and specimen trees. There is a wonderful stone flagged terrace which 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 2 and 30 minutes drive of the property.

Directions: From our Prestbury office proceed past St Peter's church bearing left at the railway station into Butley Lanes. Continue past Leigh Road where the property can be found after a short distance on the right hand side.

ACCOMODATION

GROUND FLOOR

ENTRANCE HALL
With radiator, tiled floor.

SHOWER ROOM/WC
Enjoying shower/wet area, low level WC, wash hand basin, tiled walls, tiled floor.

LOUNGE 19'5" x 15' (maximum measurements)
With hardwood flooring, two radiators, feature fireplace and hearth.

SITTING ROOM 11'7" x 8' (into bay window)
With window seat, hardwood flooring, radiator.

BREAKFAST KITCHEN 15' x 11'1"
Enjoying shaker style units including base cupboards and drawers, wall cupboards and worktops, double bowl enamel sink unit, dishwasher, four ring ceramic hob with extractor hood, oven/grill, part tiled walls, tiled floor, dining area, radiator, stable door leading to:

UTILITY 12'7" x 5'4"
With matching units, broom cupboard, plumbing for washing machine, stainless steel sink unit, tiled walls, tiled floor, door to garden, access to garage.

FIRST FLOOR

LANDING
With radiator.

BEDROOM 1 13'11" x 11'2" (overall)
With radiator, range of built-in wardrobes.

BEDROOM 2 10'2" x 10' (plus recess)
With radiator, built-in wardrobe.

BEDROOM 3 7'8" x 5'5" (plus wardrobe recess)
With radiator, built-in wardrobe.

BATHROOM/WC
A beautifully appointed bathroom enjoying freestanding bath, pedestal wash hand basin, low level WC, radiator/towel rail, part tongue and groove paneled walls, tiled floor.

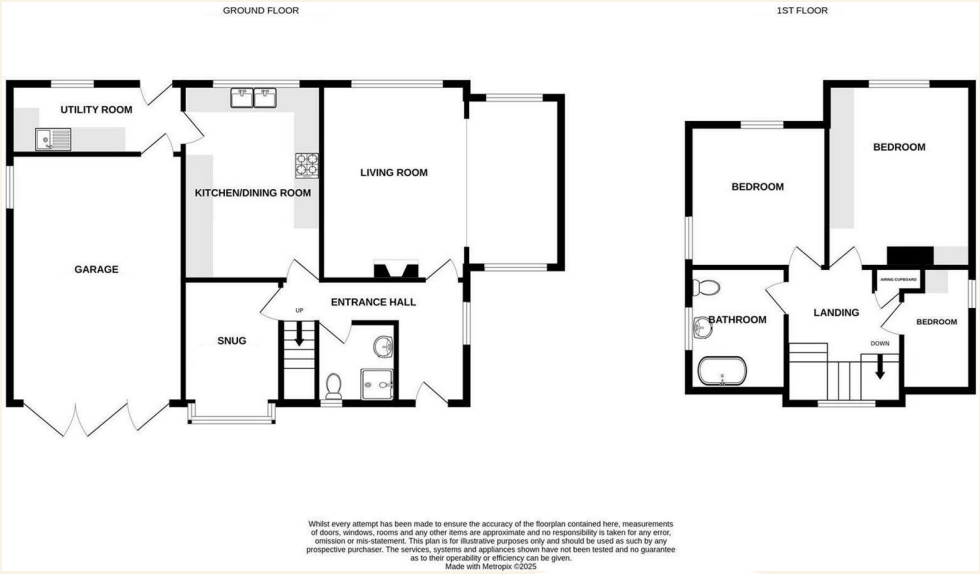
GARAGE 18'10" x 13'4"
With power and light.

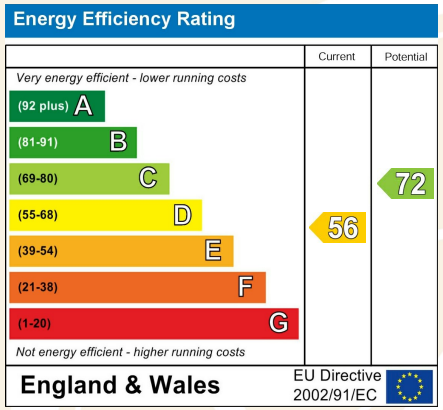
Gardens as previously mentioned.

Tenure:
Leasehold. 999 years (from 1936). Ground rent £23 per annum.

Viewings:
Strictly by appointment through the Agents,

Possession:
Vacant possession upon completion.





PRESTBURY OFFICE:
THE VILLAGE,
PRESTBURY,
CHESHIRE
SK10 4DG

TELEPHONE: 01625 828254
EMAIL: PRESTBURY@HOLMESNADEN.COM

HEAD OFFICE:
16 HIGH STREET,
BOLLINGTON,
CHESHIRE
SK10 5PH

TELEPHONE: 01625 560535
EMAIL: BOLLINGTON@HOLMESNADEN.COM

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.







