HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

Flat 1, Bridgegreen House,

New Road, Prestbury, Cheshire, SK10 4HP

Recently refurbished, well presented 2 bedroom apartment in the heart of the sought after village of Prestbury.

Guide Price £219,000

Recently renovated and improved, this 2 bedroom first floor apartment offers the discerning purchaser the opportunity to acquire a conveniently located property in the heart of Prestbury village.

The accommodation briefly comprises: Entrance hall with stairs leading up to the kitchen/dining room, generous living room, internal landing, two double bedrooms and a contemporary bathroom. The property is double glazed throughout and has a gas central heating system. The bathroom also benefits from an electric underfloor heating system. A Smart Home System has also been installed.

An internal inspection is highly recommended to appreciate the sympathetic renovation of this property.

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 20 minutes drive of the property and Prestbury train station is within short walking distance.

DIRECTIONS: From our Prestbury office proceed past St Peter's Church, turning left at the bridge into Bollin Grove. Taking the first right into Pearl Street, the property is accessed via a gate on the right hand side, to the right of the rear entrance to John Griffiths Physiotherapy.

ACCOMMODATION

ENTRANCE HALL 8'02 x 6'11
With stairs to leading to:

KITCHEN/DINING ROOM 12'01 x 11'06
Fitted kitchen with a range of base cupboards and drawers, wall cupboards and quartz worktops, composite sink and drainer unit, integrated oven and grill, 4-ring ceramic induction hob with extractor, plumbing for washing machine.

BEDROOM ONE 14'11 x 10'01
With radiator, central skylight with Velux window.

BEDROOM TWO 10'01 x 9'0
Accessed from kitchen/dining room, with radiator, loft access.

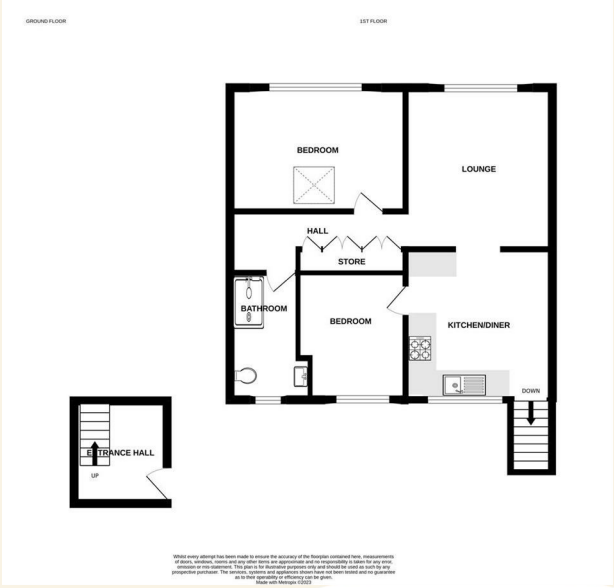
LIVING ROOM 13'0 x 11'04 (into alcove)
With radiator, built in alcove seating.

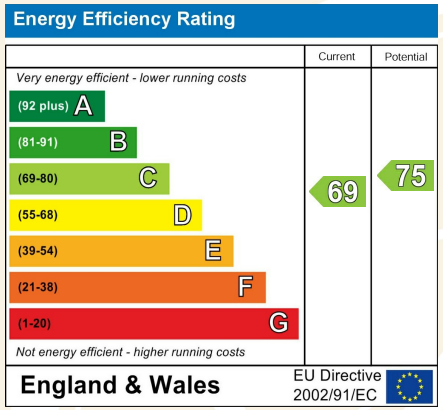
BATHROOM 9'11 x 5'05 (approx)
With vanity wash hand basin with drawers below, walk-in rainfall shower with shower attachment, low level WC, heated towel rail/radiator, tiled walls, tiled floor with electric underfloor heating.

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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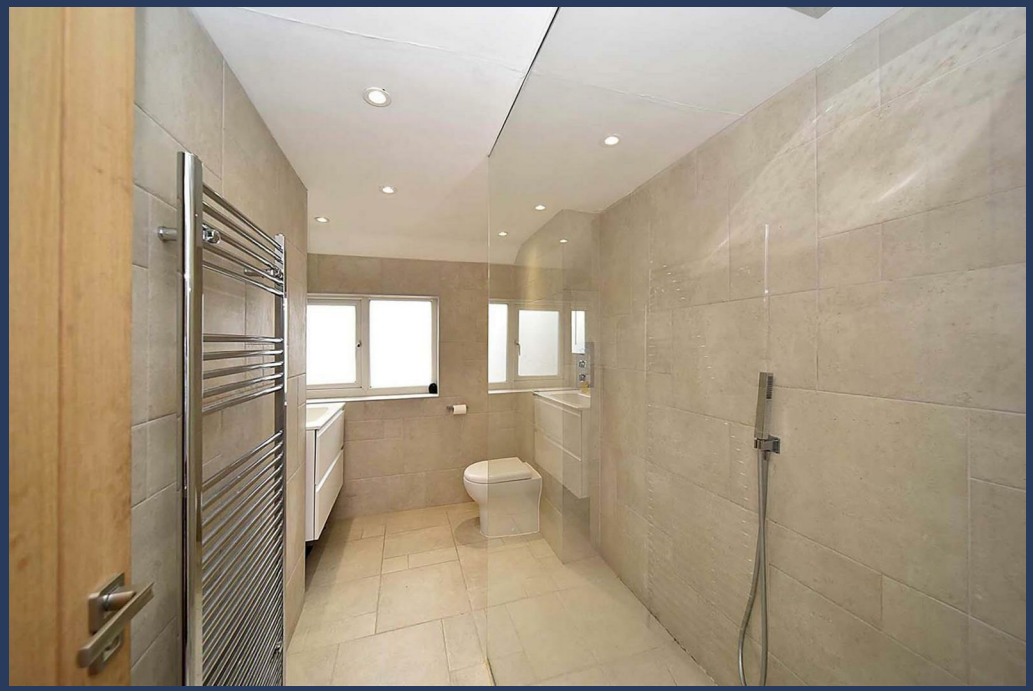

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