



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

25, Arbour Mews,

Tytherington, Cheshire, SK10 2SW

A beautifully presented two bedroomed first floor apartment with balcony enjoying a cul-de-sac location close to local amenities with off road parking and garage.

Guide Price £215,000

Forming part of a wonderful small development, this delightful apartment offers the discerning purchaser a well presented home ready for immediate occupation within short distance of local amenities. The accommodation briefly comprises on the ground floor an entrance vestibule with stairs leading to the first floor. The landing allows access to a lounge with French doors to a balcony, opening through to a dining room and access to a well appointed kitchen enjoying high gloss units with built-in appliances. There are two double bedrooms and a well appointed bathroom/WC. Night storage heaters have been installed.

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

Outside private parking is provided with easy access to an integral garage with up and over door. There is also an internal door to the apartment. The communal gardens are beautifully maintained laid mainly down to lawn with well stocked borders, shrubs and mature trees.

Tytherington caters for most everyday needs, whilst more extensive facilities may be found in Prestbury, 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 10 and 30 minutes drive of the property.

Directions: From our Prestbury office proceed past St Peter's Church bearing right at the railway station into Prestbury lane. Prestbury lane in turn leads into Heybridge lane and continue to the T-junction with Manchester road. Bear right towards Macclesfield passing over the roundabout turning left at the traffic lights adjacent to the Shell service station. After a short distance turn right into Arbour crescent bearing left into Arbour mews where the property can be found at the end of the cul-de-sac on the left hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

With stairs to first floor and access to the garage.

FIRST FLOOR

LANDING 7'10" x 7'5"

With night storage heater, deep built-in cupboard.

LOUNGE 13'8" x 13'7"

With night storage heater, French doors to balcony, opening through to:

DINING ROOM 8'9" x 7'6"

With night storage heater.

KITCHEN 10'3" x 8'9"

With high gloss units including base cupboards and drawers, wall cupboards and worktops, induction hob with extractor hood, oven/grill, stainless steel sink unit.

BEDROOM 1 10'6" x 10'2" (plus wardrobe recess)

With range of fitted wardrobes, electric wall heater.

BEDROOM 2 13'8" x 10'5" (overall)

With a range of fitted wardrobes, electric wall heater.

BATHROOM/WC

With large walk-in shower, low level WC, pedestal wash hand basin, radiator/towel rail, part tiled walls.

OUTSIDE

GARAGE 17'7" x 8'4"

With electric roller door, power and light, plumbing for washing machine. Hardstanding immediately adjacent to the garage. Visitor parking spaces. Communal gardens as previously mentioned.

Tenure:

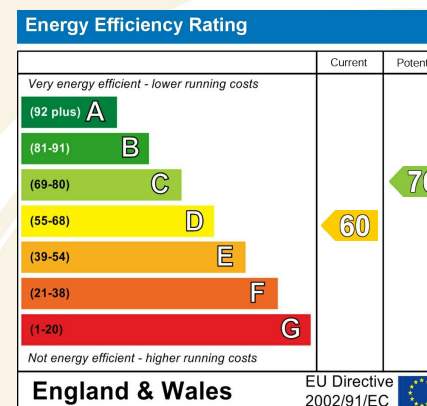
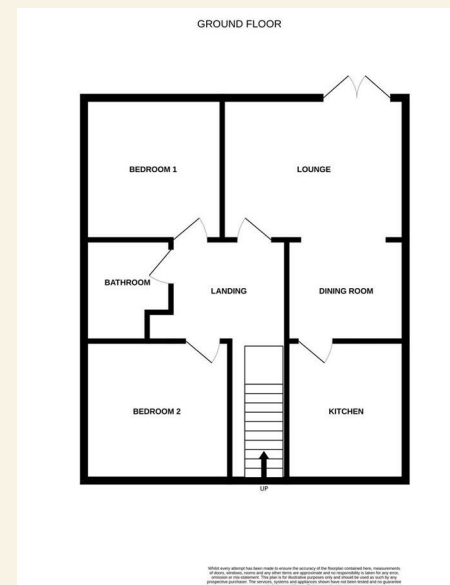
Leasehold. 999 years with a ground rent of £103 per annum. Management charge (£136 x 2 per annum) Interested purchasers should seek clarification of this with their solicitor.

Viewings:

Strictly by appointment through the Agents.

Possession:

Vacant possession upon completion.

**PRESTBURY OFFICE:**

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**MISDESCRIPTIONS ACT 1967**

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