



**GASCOIGNE  
HALMAN**

105 PRESTBURY ROAD, PRESTBURY ROAD,  
MACCLESFIELD

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THE AREAS LEADING ESTATE AGENT



## 105 PRESTBURY ROAD, PRESTBURY ROAD, MACCLESFIELD

£699,950 EPC TBC CTB D

**A substantial 1930s built semi detached family home standing in large private gardens and enjoying a set back position. Beautifully presented throughout with very spacious accommodation and all in a lovely location. Parking and a garage.**

- A Substantial 1930's Semi Detached Property
- Impressive Hall, Two Good Size Reception Rooms And A Useful Study Or Playroom
- Breakfast Kitchen And Utility Room With A Cloakroom WC
- Great Location Along Prestbury Road In Macclesfield
- Great Size Garden, Being Extremely Private And Not Overlooked
- Well Set Back From The Road With A Gated Entrance
- Ample Amounts Of Parking And A Detached Brick Built Garage
- Some Lovely Period Features Throughout





## DESCRIPTION

A substantial 1930's built, four bedroom detached family home, offering beautifully presented characterful accommodation. Standing in large private gardens and being fantastically positioned, well set back from the road. Prestbury road is one of Macclesfield's most sought after locations and this particular house has been beautifully maintained by the current owners. It was built to a most attractive design of which is bay fronted.

The property is warmed via gas fire central heating and having UPVC double glazing to a room layout comprising of a fabulous sized entrance hall, with herringbone flooring, stairs to the first floor and cloaks cupboard. There is a sitting room or dining room to the front, a bay window, bespoke fitted units and a 1930's fireplace. The main lounge is to the rear, this is a lovely proportioned room with a bay window and french doors opening onto the very private garden. There is an attractive fireplace housing a solid fuel grate. A good sized breakfast kitchen, attractively fitted in a matching range of units having integrated appliances. Off the kitchen is a useful study or playroom, taking full view and having access onto the garden. There is a utility room housing the newly installed gas fired central heating boiler, plumbing for a washing machine and having a window and door to the side. There is also a useful cloakroom WC.

Upon taking the lovely wide staircase to the first floor, there is the landing with loft access and a stain glass roof light. There is access into all four of the bedrooms. The master bedroom really is of a grand proportion and having a bay window overlooking the private garden with an attractive period fireplace. All four of the bedrooms are also doubles. There is an attractively fitted family bathroom, fitted in a four piece suite, having both a bath and a walk-in shower, there is underfloor heating and a window to the side aspect.

Outside, the garden is extremely private and being North East facing. There is a raised patio directly behind the house a couple of steps down to the large lawn garden, fully enclosed via fencing and mature hedging. There is a second patio towards the bottom of the garden which gets the evening sun. There is a brick built garage with an up and over door and window to the side. There are good amounts of off road parking, gates and a stone built wall to the boundary. As the property is well set back from the road there is also a good sized front lawn.

## DIRECTIONS

Postcode For Satnav: SK10 3BU

## LOCATION

Macclesfield is a thriving market town that provides a comprehensive range of shops, varied social and recreational amenities and good schools for children of all ages. For the commuter, Manchester International Airport and its connection with the North West motorway network are approximately thirty minutes away by car and the railway station in Macclesfield provides fast and frequent Intercity and commuter links with Manchester, London and the surrounding business centres.

## LOCAL AUTHORITY & EPC

Cheshire East Band D  
EPC - TBC

Approximate Gross Internal Floor Area = 171.3 sq m / 1845 sq ft

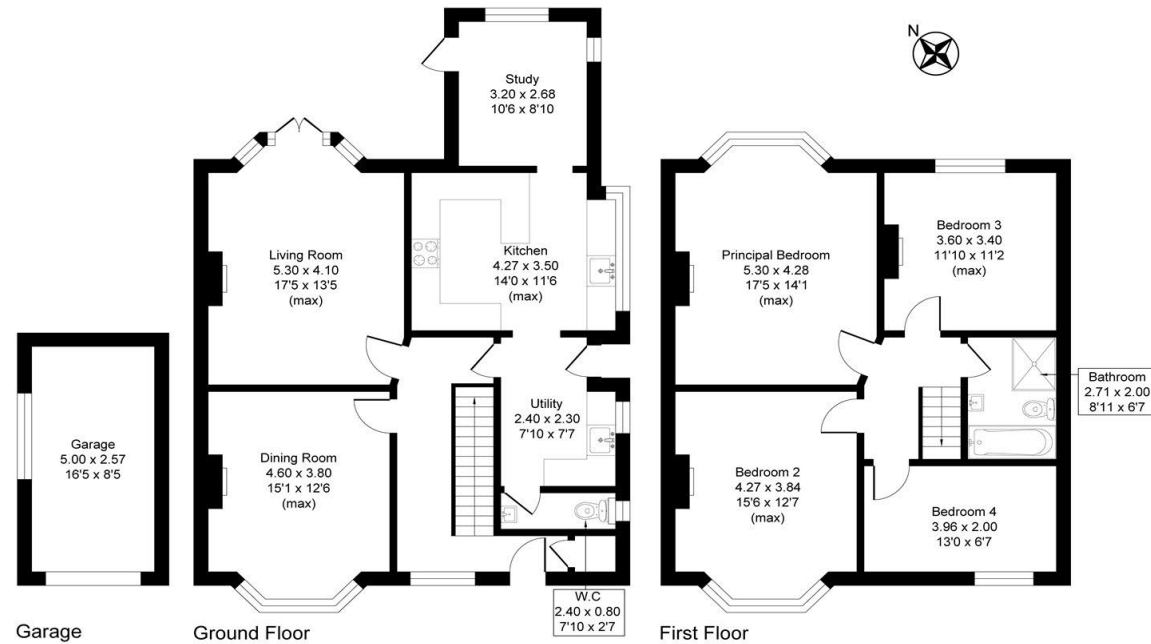


Illustration for identification purposes only, measurements are approximate, not to scale.

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