

117 PRESTBURY ROAD
Macclesfield
£999,950



TOTAL FLOOR AREA: 3437 sq ft (319.4 sq.m.) approx.

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THE AREAS LEADING ESTATE AGENCY

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GASCOIGNE HALMAN

An exceptional, elegant detached house combining both stunning period features with a modern finish to create a fantastic family home.

- STYLISHLY PRESENTED
- PERIOD FEATURES
- OVER 3,400 SQ FT

- ELECTRIC GATES LEADING TO A STUNNING DRIVEWAY
- WELL PROPORTIONED ACCOMMODATION
- IDEALLY LOCATED CLOSE TO THE CENTER OF BOTH MACCLESFIELD AND PRESTBURY

£999,950

117 PRESTBURY ROAD

Macclesfield



Offering over 3,400 sq ft, this six large double-bedroomed house with extended living space has the perfect blend of living accommodation to well-proportioned bedrooms. Positioned conveniently close to Macclesfield Town Centre, Prestbury Village, and a mere 10-minute drive to Alderley Edge Village, this residence offers unparalleled access to a wealth of amenities. With great ceiling height, superb character, and period features this bright and vibrant home has been extremely well looked after. Approached through electric gates, the property welcomes you with a sweeping driveway along with a mature and expertly landscaped garden. Upon entrance

into the grand hallway, you are greeted with two fantastic reception rooms on either side. One is used as a home office and the other a fantastic family room. Towards the back of the house is a kitchen/diner area with integrated appliances, island unit, and patio doors leading to the garden. A large extension provides a more formal dining area and living space. The ground floor also offers an excellent-sized integral garage, a large utility room, and a downstairs WC. To the first floor; the master bedroom has a gorgeous bay window and en suite shower room. In addition, three large double bedrooms and a family shower room. The 2nd floor comprises of a large double bedroom and exquisite bathroom with a stand-alone bath. A sixth bedroom which is currently

being used as a games room/play room completes the top floor. Externally, a fantastic-sized garden with a large lawn and raised patio perfect for outside dining. The property also benefits from CCTV and electric car charging point.

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 (now in under 1 hour 40 minutes direct to Euston) and the surrounding business centres.

DIRECTIONS
For SatNav Purposes: SK10 3BU

TENURE
Freehold - To be verified by solicitors

SERVICES (NOT TESTED)
Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY
Cheshire East - Council Tax Band: G

VIEWING
Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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