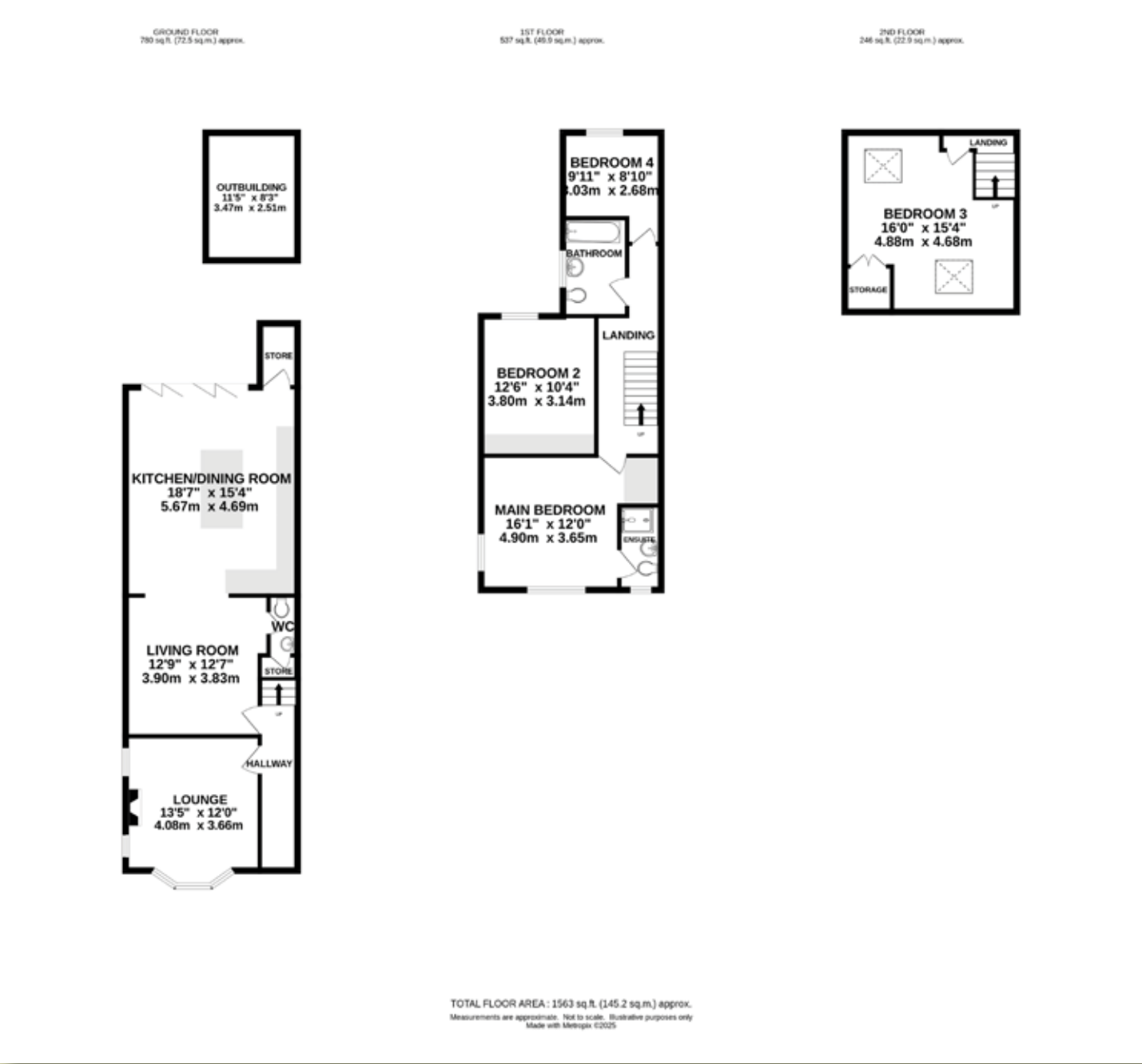


35 MACCLESFIELD ROAD
Prestbury
GUIDE PRICE
£750,000



NOTICE
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Prestbury
8 The Village, PRESTBURY SK10 4DG
01625 827467 prestbury@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

This beautifully presented four-bedroom, two-bathroom period semi-detached home is nestled in the heart of the picturesque Prestbury village.

- FOUR BEDROOM HOUSE
- LOCATED IN THE HEART OF PRESTBURY VILLAGE
- PERIOD FEATURES
- OFF ROAD PARKING
- outhouse
- OPEN PLAN KITCHEN/DINING/LIVING

GUIDE PRICE
£750,000

35 MACCLESFIELD ROAD
Prestbury



DESCRIPTION

Offering a perfect blend of charm and modern convenience, this substantial property spans three floors, showcasing an abundance of character that has been seamlessly integrated with contemporary updates. Upon entering, the ground floor greets you with a welcoming entrance hall leading into a spacious front lounge, complete with a bay window and a cozy log burner, offering a warm and inviting atmosphere. At the rear, an extended open-plan kitchen, dining, and living area boasts stylish Velux windows and patio doors that flood the space with natural light, creating a bright and airy environment ideal for modern living. The first floor is home to three generously sized bedrooms, including a main bedroom at the front of the

house with fitted wardrobes and a en-suite shower room. A contemporary family bathroom serves the remaining rooms on this floor. The second floor features a spacious fourth bedroom, which also benefits from additional storage space, making it a versatile space for a variety of uses. Outside, the property enjoys a well-sized garden, with a combination of neatly maintained lawns and a large, paved terrace - perfect for outdoor entertaining. A newly built outhouse, complete with power, provides an ideal space for a home office, gym, or entertainment area, as well as extra storage. The front of the property boasts a beautifully maintained façade and off-road parking, adding to the appeal of this outstanding home.

LOCATION

The historical Village of Prestbury is regarded as one of the most picturesque villages in Cheshire. Suitable for a broad demographic the Village boasts excellent access to all the amenities of the general area ; Railway Station, Local shops, Restaurants & Bars/Pubs, a highly regarded Primary School, Tennis Club & Prestbury Golf Club to name a few. Alderley Edge & Wilmslow are only a very short distance away offering more comprehensive facilities and the town of Macclesfield is a very short distance with a direct link to London Euston in approx. 1 hour 40 mins. Manchester Airport and the motorway network are within 20 minutes drive.

DIRECTIONS
SAT NAV: SK10 4BW

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 BC - Council Tax Band: E
VIEWING
Viewing strictly by appointment through the Agents.

T W E N T Y N E T W O R K E D O F F I C E S T H R O U G H O U T C H E S H I R E , S O U T H M A N C H E S T E R & T H E H I G H P E A K



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