





108, Prestbury Road, Macclesfield, Cheshire SK10 3BN

Occupying a slightly elevated and set back position with views across to West Park this is one of the area's most distinctive and distinguished properties. Built in the late 19th century, it offers all of the elegance and timeless charm of the Victorian era combined with modern day amenities to create a fine family home.

A host of period features including high skirting boards, stripped wooden doors and picture rails accent the property throughout. The beautiful hall sets the tone and leads to two principal reception rooms, one of which has a fine bay fronted window with the other being a fabulous dining kitchen which extends to some 21' in length and opens onto the garden and the garden room. To the first floor there is an elegant, well lit landing, four bedrooms and two bathrooms. The gas fired central heating is supplemented by a large open stove in the sitting room.

One of the many attractions of this property is undoubtedly that it is set back from the road and has a beautiful walled garden to the rear complimented by well-established planted borders and a high degree of privacy. It also benefits from a sunny southerly aspect. A driveway provides off road parking for several cars.

Macclesfield is a thriving business centre and market town with excellent local amenities and a choice of modern leisure and sports facilities. The town is situated on the Cheshire Plain, at the edge of the Peak District National Park with its picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links including national motorways, major roads and train networks, including the West Coast Line direct to London. Manchester International Airport is only thirteen miles away by road. Greater Manchester is within comfortable daily travelling distance and there are regular bus services to neighbouring towns.

Proceed out of Macclesfield along Cumberland Street, bearing right at the roundabout into Prestbury Road. The property can be found on the left hand side opposite the main entrance to West Park.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Courtesy light.

Entrance Hall

Traditional Victorian style spindle balustrade to the staircase leading to the first floor. Ceiling cornice. Solid wood front door with Victorian window arch above. Double panelled radiator.

Sitting Room

15'11 x 13'3 - (20'8 in to bay)

Multi-fuel stove set within a marble surround and mantel with a quarry tiled hearth. Ceiling rose. Ceiling cornice. Picture rail. Elegant bay box sash windows to the front elevation. T.V. aerial point. Sash window to the side elevation. Double panelled radiators.

Dining Kitchen

21'0 x 15'2 reducing to 8'10

Double ceramic sink unit with a mixer tap and base cupboard below. An additional range of base and eye level cupboards in a Shaker style with contrasting beech work surfaces and tiled splashbacks. A matching island unit with drawers and cupboards below. Two built-in Neff ovens with five ring gas hob including a wok burner and extractor hood over. Integrated Neff dishwasher. Space for fridge/freezer. Downlighting. Storage cupboard. T.V. aerial point. Sliding patio doors onto the garden room. Tiled flooring. uPVC back door with double glazed panels onto the garden. uPVC double glazed windows. Single panelled radiators.

Dining Room

14'9 x 12'2

Fireplace with marble hearth, wooden surround and mantel. Ceiling rose. Ceiling cornice. Picture rail. Solid wood floor. T.V. aerial point. Door through to the garden room. Windows to the front elevation. Double panelled radiator.

Garden Room

10'4 x 9'3

Stone flooring. Wall light points. uPVC patio doors with double glazed panels onto the garden.

Lower Ground Floor**Cellar Room One**

13'10 x 11'0

Stone flooring. Belfast sink unit. Vaillant condensing central heating boiler. Cupboard housing the Megaflo water system. Plumbing for washing machine. Double panelled radiator.

Cellar Room Two

15'10 x 12'1

Stone flooring. Power and light. Shelving. Double panelled radiator.

First Floor**Landing**

Traditional Victorian style spindle balustrade to the staircase. Ceiling cornice. Sash window. Linen cupboard with shelving. Loft access. Downlighting.

Bedroom One

14'9 x 12'5

Ceiling cornice. T.V. aerial point. Sash windows to front and rear elevation. Double panelled radiator.

Bedroom Two

13'4 x 12'11

Picture rail. Shelving. Sash window to front elevation. Double panelled radiator.

Bedroom Three

13'0 x 9'1

Cast iron fireplace. Ceiling cornice. Sash window. Single panelled radiator.

Bedroom Four

8'8 x 7'4

Ceiling cornice. Sash window. Double panelled radiator.

Shower Room

The white suite comprises a fully tiled cubicle with thermostatic shower over, a pedestal wash basin with mixer tap and a low suite W.C. Extractor fan. Downlighting. Tiled walls. Tiled floor. Shaver point. Heated towel rail.

Bathroom

The suite comprises a panelled bath with thermostatic shower over, a pedestal wash basin and a low suite W.C. Partially tiled walls. Double glazed sash window. Single panelled radiator.

Outside

Garden

To the front, the property is set back behind a walled garden with mature raised beds planted with an assortment of shrubs and bushes. There is also a driveway with ample parking and gated access to the rear. At the rear of the property is a low maintenance cottage style courtyard garden with a gravelled seating area edged by a planted border. The garden is westerly facing and so enjoys the best of the afternoon and evening sun as well as a high degree of privacy.

£595,000

HOLDEN & PRESCOTT





