





116, Prestbury Road, Macclesfield, Cheshire SK10 3BN

This Victorian Semi detached dates back to around 1875 and displays all of the elegance and grandeur associated with that era. Beyond the classic facade there is all the space, character and style that one would hope for in accommodation which extends over three levels.

On the ground floor there is an enclosed porch, magnificent hall, lounge, dining room, conservatory, morning room and a kitchen, whilst to the first floor there is a landing, three bedrooms, with one benefitting from an en-suite, a bathroom and separate W.C. The spindled staircase from the landing continues to the top floor where there is a large attic space which is well lit with two Velux roof lights. There is also a large cellar which provides useful storage.

At the rear boundary there is a double garage which is accessed from Victoria Road and might well be considered the main entrance for the property. The property is set back from the road and screened by mature bushes and trees and to the rear there is a lovely, secluded landscaped garden which provides a very pleasant area in which to relax and entertain. The garden has a southerly aspect and so enjoys the best of the afternoon sun.

The property has a highly convenient location being within just a short walk of the town centre, railway station and the wide open spaces of West Park.

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. For viewings however please turn left at the mini roundabout into Victoria Road and park in the drive as signified by the Holden and Prescott 'For Sale' sign.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Stone steps leading up to a porch.

Porch

Courtesy light. Decorative tiles. Ceiling cornice. Dado rail. Front door with original fan light. Partially glazed inner door to the Entrance Hall.

Entrance Hall

Ceiling cornice. Moulded plasterwork archway. Dado rail. Spindle balustrade to the staircase. Access to the cellar. Single panelled radiators.

Lounge

14'3 x 12'0

Open fireplace with a light marble surround, mantel and tiled hearth. Ceiling cornice. Ceiling rose. Picture rail. Deep skirting boards. T.V. aerial point. Sash windows with secondary glazing to the bay. Double panelled radiator, shaped to fit the bay. Openway through to the Dining Room.

Dining Room

14'1 x 12'11

Open fire with black marble surround, mantel and a tiled hearth. Ceiling cornice. Ceiling rose. Deep skirting boards. uPVC double glazed sash window to the side elevation. Patio doors with double glazed panels to the Conservatory. Double panelled radiator.

Morning Room

14'4 x 11'2

Fireplace with wooden surround and mantel. Bespoke storage shelves. Floor to ceiling pine cupboard. Original butler bell system. Partially glazed door to the Conservatory. Partially glazed door to the Kitchen. Sash window to the Conservatory. Sash window to the Kitchen. Double panelled radiator.

Kitchen

11'2 x 9'10

One and a half bowl, stainless steel sink unit with mixer tap and base cupboard below. An additional range of base and eye level cupboards with display shelving and contrasting tiled splashbacks. Electric cooker point. Space for fridge. Plumbing for dishwasher. Plumbing for washing machine. uPVC double glazed sash window to the rear elevation. Composite back door with double glazed panels.

Conservatory

11'9 x 7'9

Original stained glass window panels (salvaged from a previously existing part of the property) Wall light points. Exposed brick elevations. Tiled flooring. uPVC patio doors opening onto the garden. Double panelled radiator.

Cellar

14'1 x 11'9

Stone steps lead from the Hallway into a small area which then opens up into the main cellar room with stone flooring, power, light and a small window.

First Floor**Landing**

Spindle balustrade to the staircase. Ceiling cornice. Dado rail.

Bedroom One

14'3 x 12'0

Ceiling cornice. Sash windows with secondary glazing to the bay. Double panelled radiator shaped to the bay.

En-suite Shower Room

The white suite comprises a tiled cubicle with electric shower over (not currently operational), a hand basin with mixer tap and a low suite W.C. Ceiling cornice. Partially tiled walls. Tiled floor. Sash window with secondary glazing. Heated towel rail.

Bedroom Two

14'1 x 12'11

Ceiling cornice. uPVC double glazed sash window to the rear elevation. Double panelled radiator.

Bedroom Three

14'4 x 7'11

Ceiling cornice. uPVC double glazed sash window. Single panelled radiator.

Separate W.C.

Low suite W.C. uPVC double glazed window. Partially glazed, frosted glass door.

Bathroom

The white suite comprises a P-shaped panelled bath with mixer tap, screen and electric shower over and a hand basin with mixer tap. Extractor fan. Partially tiled walls. Two Pine cupboards, one housing the Vaillant central heating boiler and hot water cylinder and the other with shelving within. Wall-mounted mirrored cabinet. Electric shaver point. uPVC double glazed sash window with views out over the garden. Chrome heated towel rail. Original pine door with frosted glazing.

Second Floor

Attic Space

18'10 x 17'5 at maximum

Balustrade to the staircase. Eaves storage. uPVC double glazed window. Velux windows.

Outside

Gardens

From Prestbury road, the property sits behind a walled garden where there is a mature laurel bush and trees. A pathway wraps around the front of the property where there is access to the rear garden. The garden to the rear is a fabulous space which stretches to approximately 20 meters and enjoys a sunny southerly aspect and so gets the best of the afternoon and evening sun. This garden has evolved over the years and has been effectively landscaped by the vendors to incorporate a stone flagged patio and pathway which meanders through abundant borders and flower beds. The trees, plants and bushes have been chosen specifically to accent the garden with colour all year round. Amongst the many planted areas there is a neat lawn and at the rear boundary there is a secure gate and access to the double garage.

Parking and Double Garage

19'9 x 16'5

What many would consider to be the main entrance for the property, there is a walled, paved parking area which provides off-road parking and access to the Double Garage. There are also further planted borders. The double garage has an electric roller door, power and light.

£625,000

HOLDEN & PRESCOTT





