





224, Prestbury Road, Macclesfield, Cheshire SK10 4AA

This smart three bedroom semi detached house is located in a small development of four properties just off Prestbury Road and offers a quiet yet convenient setting.

Tastefully presented throughout with well planned, light and spacious accommodation this property will appeal to a wide range of buyers looking for comfortable family accommodation in a good location together with the opportunity to move in with the minimum of fuss.

On the ground floor there is a hall, cloakroom/ W.C., living room and a dining kitchen, whilst to the first floor there are three bedrooms and a bathroom. The property benefits from gas fired central heating and uPVC double glazing.

A driveway to the front extends through the double gates and allows off road parking for two cars. The rear garden has a lawn, deck and fenced borders.

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 the Prestbury Road. Continue beyond Bollinbrook Road on the right and Kennedy Avenue on the left. The property can then be seen on the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Covered Porch

Courtesy light.

Entrance Hall

Single panelled radiator.

Cloakroom/W.C.

Low suite W.C. and hand basin with tiled splashback. uPVC double glazed window. Single panelled radiator.

Living Room

16'6 x 14'4

T.V. Aerial point. Understairs storage cupboard. uPVC double glazed windows. Double panelled radiator.

Dining Kitchen

17'8 x 9'10

One and a half bowl sink unit with mixer taps and base cupboards below. A range of matching base and eye level cupboards with contrasting worktops and tiled splashbacks. Cupboard housing Combination style boiler. Built-in oven in brushed steel and four ring gas hob with extractor hood over. Integrated fridge and freezer. Plumbing for dishwasher. Plumbing for washing machine. Tiled floor. Downlighting. uPVC double glazed windows. uPVC back door with double glazed panel. Double panelled radiator.

First Floor

Landing

Spindle balustrade to staircase. Handrail. Storage cupboard.



Bedroom One

11'10 x 10'10

UPVC double glazed windows. Double panelled radiator.

Bedroom Two

13'10 x 9'2

uPVC double glazed windows to two elevations. Double panelled radiator.

Bedroom Three

8'2 x 8'0

UPVC double glazed window. Single panelled radiator.

Bathroom

White suite comprising a panelled bath with electric shower over, pedestal wash basin with mixer tap and low suite W.C. Partially Tiled walls. Extractor fan. uPVC double glazed window. Single panelled radiator.

Outside

Parking

A drive to the front of the property provides off road parking and access via double gates to additional parking to the rear.

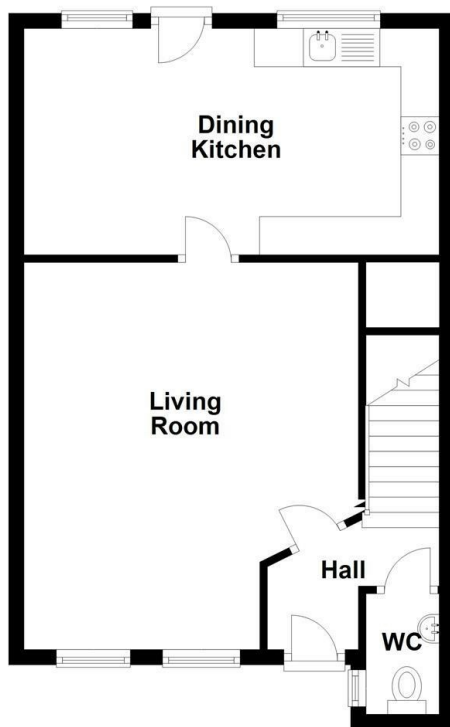
Garden

The rear garden is fully enclosed, having two areas of lawn, a central deck and fenced borders. Included within the sale there is a timber garden shed.

£285,000

HOLDEN & PRESCOTT

Ground Floor



First Floor

