



jordan fishwick

10 South Courtyard Congleton Road,
Guide Price £799,950



Congleton Road Macclesfield

Guide Price £799,950



Set within the prestigious and historic Quarter of Alderley Park is this exquisite property, meticulously crafted by the highly regarded and renowned developer 'P J Livesey'. This contemporary property epitomises elegance and is nestled in the corner of the South Courtyard boasting a magnificent and private rear garden. Surrounded by the sprawling beauty of Alderley Park, South Courtyard affords residents access to over 400 acres of picturesque parkland, offering idyllic walks and recreational opportunities amidst nature's splendour. Internally the property offers generous and modern reception rooms which are light, and well proportioned being fitted with quality fittings and modern Bi fold doors allowing access and views and taking full advantage of the rear garden. The first-floor accommodation features four bedrooms, the principle bedroom has both a dressing room and ensuite shower room. Bedroom two also has access to private ensuite all of which has been fitted to the highest of standards.





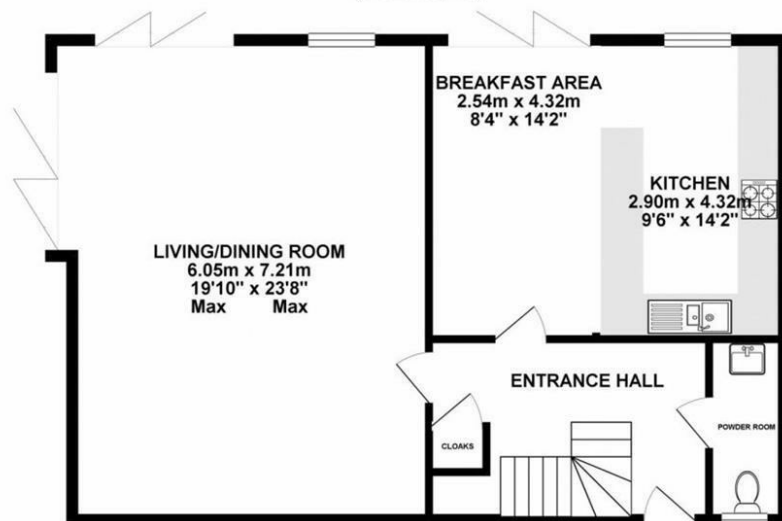
- Alderley Park Location
- Four Bedrooms
- Corner position
- Large rear Garden
- High end finish
- Stunning Mews
- Residents Parking
- Beautiful Setting



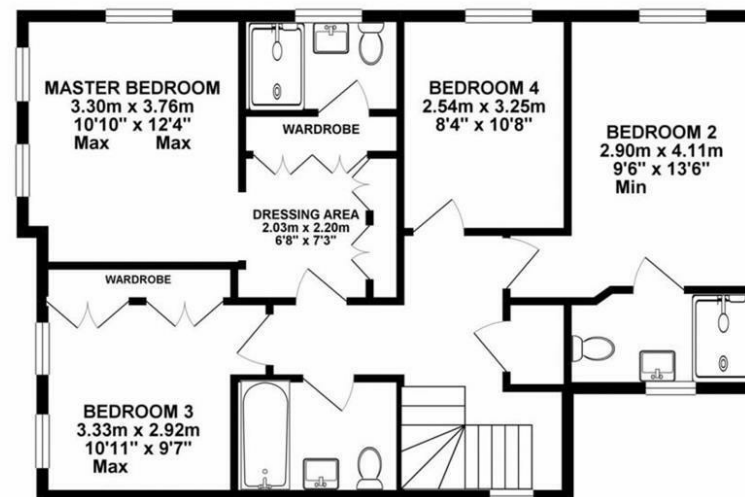
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	87	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



GROUND FLOOR 77.98 sq. m.
(839.34 sq. ft.)



1ST FLOOR 73.49 sq. m.
(791.03 sq. ft.)



TOTAL FLOOR AREA : 151.47 sq. m. (1630.37 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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