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only



# 21 Prestbury Road, Macclesfield, SK10 1AU

**\*\* NO ONWARD CHAIN \*\*** Situated on one of Macclesfield's premier roads, located on a no through road within a short walk of the town centre. Enjoying many period characteristics such as high ceilings, cornices, wooden floorboards and deep skirting boards, alongside more contemporary features such as a gas fired central heating and double glazed windows. This stunning property has undergone a comprehensive refurbishment with careful consideration given to its detail and finish to provide a perfect balance for the new owners. The bespoke kitchen suite is complimented by quartz work surfaces, a range of integrated appliances and finished with a beautiful oak floor with a feature island unit separating the kitchen from the large dining room. The formal living room is elegantly presented with a feature brick chimney breast. To the first floor are two double bedrooms and a stylish family bathroom with a separate walk in shower. To the rear of the property there is a pleasant and enclosed courtyard garden with a courtesy gate to the side. Viewing is essential.

## £300,000

### Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

#### Location

Prestbury Road is long established as a favourable and sought after location. A prime residential area given its abundance of established properties. A befitting location therefore for this outstanding dwelling. Apart from the obvious attributes of the property given its spacious accommodation and landscaped Southerly facing rear garden is the close proximity of the local shops, excellent schools, West Park as well as within a short stroll of the centre of town. Macclesfield town centre itself is a modern shopping centre with a range of leisure facilities to suit most tastes. Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There is a popular monthly Treacle Market which is a bustling Arts, Antiques, Crafts, Food and Drink Market, held on the cobbles of the town centre with around 140 stalls of exceptional food and drink, unique crafts and vintage and information from the Macclesfield community. There are many independent and state primary and secondary schools. The access points of the North West Motorway network system, Manchester International Airport and some of Cheshire's finest countryside are close at hand. Intercity rail links to London Euston and Manchester Piccadilly can be found at Macclesfield and Wilmslow railway stations as well as commuter rail links to the local business centres.

#### Directions

Leaving Macclesfield along Hibel Road in the direction of Prestbury, at the roundabout turn left into Churchill Way. At the first set of traffic lights turn right into King Edward Street and at the next set of traffic lights bearing right onto Prestbury Road. The property will be found on the left hand side.

#### Entrance Hallway

Featuring a Minton style floor. High cornice ceilings. Corbel. Ceiling rose. Cast iron style radiator.

#### Living Room

11'4 x 9'0

Well presented reception room featuring a chimney breast with space for a log burning stove. Oak flooring. High cornice ceilings. Double glazed sash window to the front aspect. Cast iron style radiator.

#### Open Dining Kitchen

24'0 x 13'8 max

#### Dining Area

13'0 x 11'3

This delightful dining area is decorated in neutral colours and finished with an oak floor. Exposed brick chimney breast. Built in storage cupboards. High cornice ceilings. Recessed ceiling spotlights. Cast iron style radiator.

#### Kitchen

13'8 x 11'0

This fabulous bespoke kitchen offers a comprehensive range of soft close base units with quartz work surfaces over and matching wall mounted cupboards. Underhung Belfast style sink unit with mixer tap. Range cooker with extractor hood over. Integrated washing machine,

slimline dishwasher and fridge freezer all with matching cupboard fronts. Vaillant boiler within cupboard. The feature island unit with matching quartz work surfaces separates to the kitchen with the dining area. The kitchen floor has been finished with an attractive oak flooring through to the dining area. Recessed ceiling spotlights. Velux window. Double glazed window and French doors to the garden.

**Cellar**

11'0 x 9'10

Good head height. Power and light. Radiator.

**Stairs To The first Floor**

Access to the loft space. Exposed floorboards. Ceiling rose. Cast iron radiator.

**Bedroom One**

13'0 x 11'5

Double bedroom with feature fireplace. Built in wardrobe. High cornice ceilings. Ceiling rose. Wooden floorboards. Double glazed sash window to front aspect. Cast iron radiator.

**Bedroom Two**

13'0 x 9'6

Double bedroom with feature fireplace. High cornice ceilings. Ceiling rose. Wooden floorboards. Double glazed window to rear aspect. Cast iron radiator.

**Stylish Bathroom**

8'8 x 6'6

Fitted with a white suite comprising; free standing roll top bath with chrome telephone style shower attachment off the taps, separate walk in shower with glass panel to the side, low level WC and wash hand basin. Recessed ceiling spotlights. Double glazed window to side aspect. part tiled walls. Victorian style radiator.

**Outside**

**Courtyard Garden**

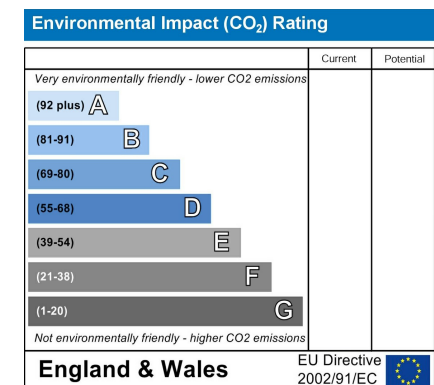
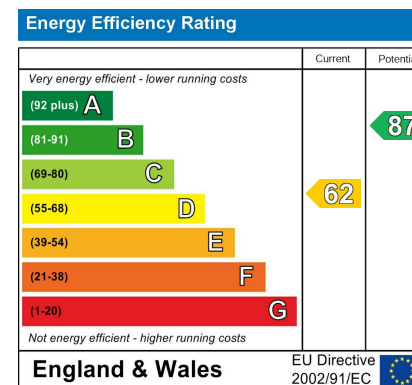
To the rear of the property there is a pleasant and enclosed courtyard garden with a courtesy gate to the side. Brick built outbuilding with double glazed window to the side aspect.

**Tenure**

The vendor has advised us that the property is Freehold.

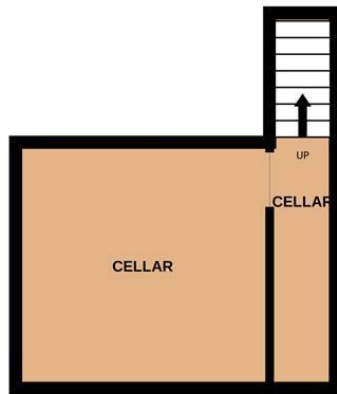
We also believe the property to be council tax band B.

We would advise any prospective buyer to confirm these details with their legal representative.





BASEMENT



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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