



*jordanfishwick*

PLOT 5 1D SILVAN COURT PRESTBURY ROAD  
MAGGERSFIELD CV44 0DD  
**£550,000**

PLOT 5 1D SILVAN COURT PRESTBURY ROAD MACCLESFIELD SK10 3QL

These inspired and unique range of properties come complete with QUALITYPORCELAIN BESPOKE KITCHENS, STYLISH BATHROOMS AND EN-SUITES as well as private gardens, PRIVATE PARKING and electric car charging points. Conveniently located within walking distance of excellent schools, the town centre and public transport links. Forming part of a desirable development these delightful homes are beautifully appointed throughout. The highly skilled team have given careful consideration to its detail as to provide a perfect balance for the new occupants, resulting in a distinguished development of considerable merit throughout. The accommodation is split level, and in brief comprises; hallway, WC, Living room, dining kitchen incorporating many integral appliances and utility room. To the lower floor is two double bedrooms both with en-suite facilities. Staircase to the first floor allows access to two double bedrooms both with en-suite facilities. The properties come with two parking spaces providing off road parking whilst to the rear there are private fenced and enclosed gardens.

**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 in a northerly direction along Prestbury Road, continue over the mini-roundabout at the junction with Victoria Road. Turn right after a short distance onto Silvan Court just before Bollinbrook Road.

**Entrance Hallway**  
Composite front door. Recessed ceiling spotlights. Stairs to the first floor.

**WC**  
Push button low level WC and vanity wash hand basin. Tiled floor. Recessed ceiling spotlights. Chrome ladder style radiator.

**Living Room**  
18'10 x 9'4  
Spacious reception room with three double glazed windows. TV point. Recessed ceiling spotlights. Radiator.

**Dining Kitchen**  
18'10 x 12'3  
Fitted with a comprehensive range of handleless "soft close" base units with Corian works surfaces over and matching wall mounted cupboards and a feature Island unit. Underhung stainless steel sink unit with mixer tap. AEG built in double oven. Integrated dishwasher and fridge/freezer all with matching cupboard fronts. The island unit features a breakfast bar with stool recess and AEG four ring induction hob. Attractive tiled flooring. TV point and USB sockets. Recessed ceiling spotlights. Double glazed sliding patio doors to the garden. Double glazed window to the front aspect. Radiator.

**Utility Room**  
6'7 x 6'0  
Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Space for a washing machine and tumble dryer. Tiled floor. Recessed ceiling spotlights.

**Stairs To The First Floor**  
Double glazed window to the front aspect. Recessed ceiling spotlights. Stairs to the second floor. Radiator.

**Bedroom Three/Living Room**  
18'10 x 12'3  
Double bedroom with three double glazed windows. Two TV points and USB sockets. Recessed ceiling spotlights. Contemporary radiator.

**Bedroom Four**  
12'5 x 9'4  
Double bedroom with two double glazed windows. TV point and USB sockets. Recessed ceiling spotlights. Contemporary radiator.

**Family Bathroom**  
Fitted with a white suite comprising; tiled panelled bath with shower over and screen to the side, push button low level WC and vanity wash hand basin. Double glazed window to the side aspect. Chrome ladder style radiator.

**Stairs To The Second Floor**  
Access to the loft space. Double glazed window to the front aspect. Built in storage cupboard. Recessed ceiling spotlights.

**Bedroom One**  
14'0 x 12'3  
Double bedroom with two double glazed windows. TV point and USB sockets. Recessed ceiling spotlights. Contemporary radiator.

**En-Suite Shower Room**  
Fitted with a shower cubicle, push button low level WC and vanity wash hand basin. Tiled walls and floor. Recessed ceiling spotlights. Chrome ladder style radiator.

**Bedroom Two**  
12'7 x 9'4  
Double bedroom with two double glazed windows. TV point and USB sockets. Recessed ceiling spotlights. Contemporary radiator.

**En-Suite Bathroom**  
Fitted with a white suite comprising; tiled panelled bath, push button low level WC and vanity wash hand basin. Tiled walls and floor. Double glazed window to the side aspect. Recessed ceiling spotlights. Chrome ladder style radiator.

**Outside**  
**Gardens**  
To the rear is a low maintenance fenced and enclosed garden, mainly laid to lawn with a stone patio. A courtesy gate to the rear.

**Parking**  
The property comes with two allocated parking spaces.

**Tenure**



Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	