







16 Packsaddle Park Macclesfield, SK10 4PU

Asking Price £995,000

- Cul-de-sac location in sought after Packsaddle Park area
- Approx 3500 sq ft over three floors
- 5 bedrooms; 3 bathrooms; plus WC
- · In need of refurbishment

- Close to Prestbury village centre and train station
- Well proportioned spacious kitchen and reception rooms
- · Driveway leading to large garage
- · No chain

Nestled in the desirable Packsaddle Park area of Prestbury, Macclesfield, this impressive 1970's build detached house offers a generous living space of approximately 3,503 square feet spread over three well-proportioned floors. With five spacious bedrooms and three bathrooms (plus downstairs WC), this home is perfect for families seeking comfort and room to grow.

The property features well-proportioned kitchen and reception rooms, providing ample space for relaxation and entertaining. The layout is both practical and flexible, allowing for a variety of living arrangements to suit your needs. The house is situated at the end of a cul-de-sac, conveniently close to the vibrant centre of Prestbury Village, and the train station.

Outside you will find a driveway leading to the large garage. Front lawn. Rear garden with patio area, and lawn for enjoying the outdoors.

While the home is in need of refurbishment, it presents a wonderful opportunity for buyers to personalise and enhance the property to their taste. With its prime location and spacious design, this house is a rare find in a sought-after area, making it an excellent choice for those looking to create their dream home.





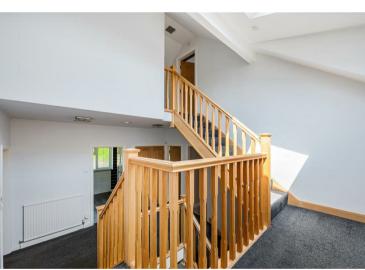










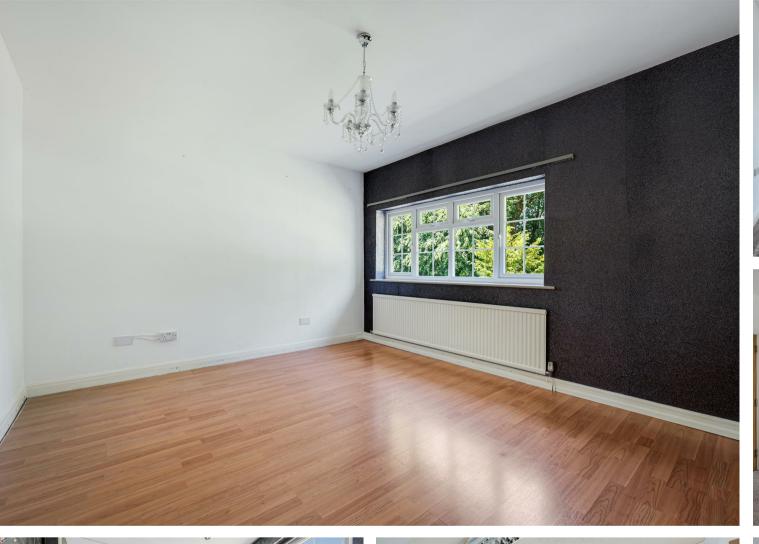
























# Council Tax Band:

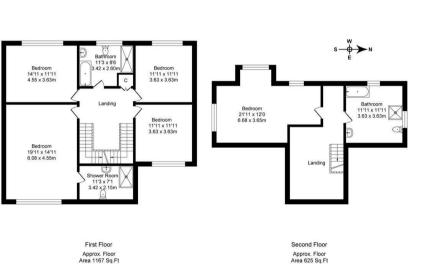
Tax Band G

# Tenure:

Freehold

# **Local Authority:**

**Cheshire East** 



# Energy Efficiency Rating 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

# Hale Office:

190A Ashley Road Hale Cheshire WA15 9SF Tel: 0161 929 8546

Breakfast Room 12'0 x 8'8 3.66 x 2.65m

> Kitchen 26'9 x 11'11 8.15 x 3.63m

Ground Floor

Approx. Floor

Area 1705 Sq.Ft (158.4 Sq.M.) Hallway 19'11 x 11'3 6.08 x 3.42m

Double Garage 19'10 x 19'10 6.05 x 6.05m

# Wilmslow Office:

Lounge 11'11 x 11'11 3.63 x 3.63m

Blackbox Beech Lane Wilmslow Cheshire SK9 5ER Tel: 01625 523605

# Email:

(108.4 Sq.M.)

Packsaddle Park

Total Approx. Floor Area 3503 Sq.ft. (325.4 Sq.M.)

Surveyed and drawn by Lens Mad for disastedire purposes only. Not to scale. Whitst every attempt was made to ensure the accuracy of the floor plan.

and a sequence that are propriented and no responsibility is taken for any error.

hale@bensonbunch.co.uk info@bensonbunch.co.uk

### Website:

www.bensonbunch.co.uk

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements