

17 Park House Lane, Prestbury

Macclesfield

£450,000

GASCOIGNE HALMAN

THE AREA'S LEADING ESTATE AGENCY









17 Park House Lane

Prestbury, Macclesfield

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

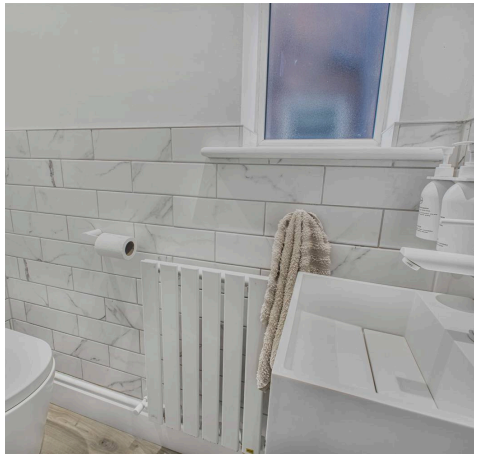
- Modern kitchen with integrated appliances
- Open plan kitchen dining area
- Conservatory with garden views
- Private garden with lawn and play area
- Off-road parking (spacious driveway)
- Modern bathrooms with walk-in shower and marble-effect tiles
- Built-in storage and wardrobes
- Large windows and ample natural light
- Rural setting with scenic views

With fantastic field views to the rear, this three-bedroom semi-detached house is located in an ideal position, only a short walk away from Prestbury Village.

This superb house has been updated to an excellent standard and offers modern family living in an ideal location. The house is situated within proximity to Prestbury Primary School, Prestbury Train Station, and Prestbury village itself. The accommodation features a spacious ground floor living area, with a modern kitchen and well-proportioned bedrooms.









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Prestbury, Macclesfield

In brief, the property comprises of an entrance porch, leading into the entrance hallway boasting a downstairs WC. The bright and modern kitchen area accompanied with an open-plan extension which offers dining or useful additional living space. The ground floor is completed with a large, dual aspect lounge.

To the first floor there are three well-proportioned bedrooms with a contemporary style family bathroom. The master bedroom features an excellently presented en-suite shower room.

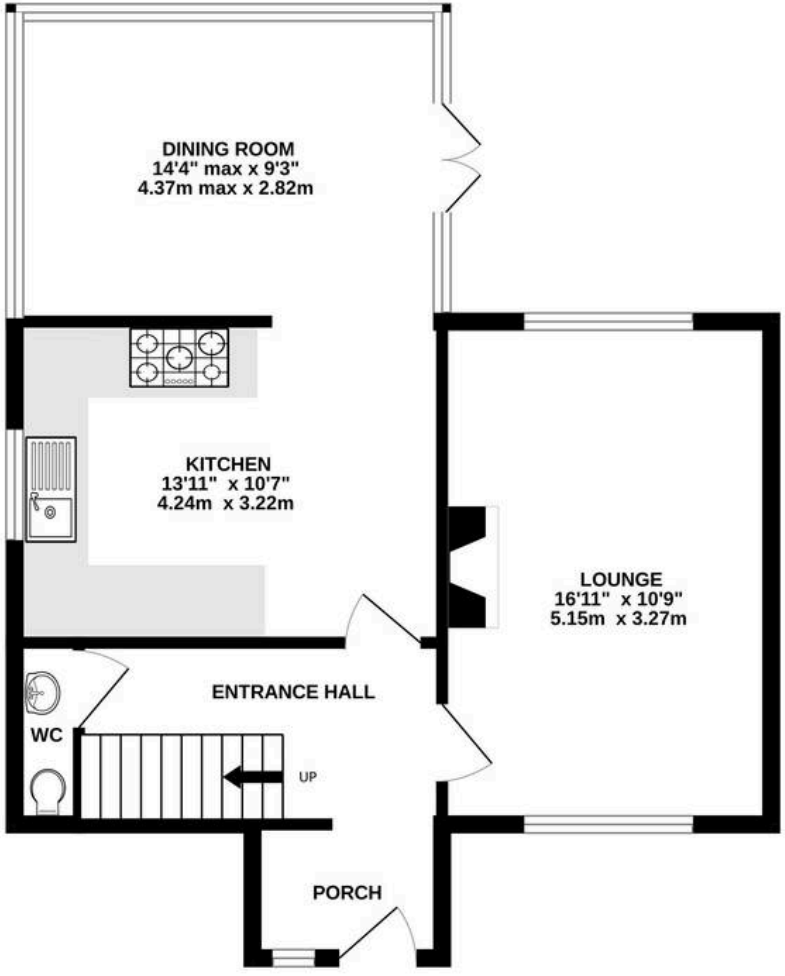
Externally, the rear of the property offers a generous garden with both patio space and grassed area overlooking the open fields. To the front, there is off-road parking for two cars with a small mature, landscaped area.

The historic village of Prestbury is regarded as one of the most picturesque villages in Cheshire. Suitable for a broad demographic the village boasts excellent access to all the amenities of the general area; railway station, Local shops, Restaurants, Bars/Pubs, a highly regarded Primary School, Tennis club and a highly regarded Golf course to name a few.

Alderley Edge & Wilmslow are only a very short distance away offering more comprehensive facilities and the town of Macclesfield is a very short distance with a direct link to London Euston in approx. 1 hour 40 mins. Manchester Airport and the motorway network are within 20 minutes' drive.



GROUND FLOOR
568 sq.ft. (52.8 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 990 sq.ft. (92.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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