HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

65 Prestbury Road, Macclesfield, SK10 1BL

65, Prestbury Road, Macclesfield, Cheshire SK10 1BL

Situated in a highly convenient location, just a stone's throw from Macclesfield town centre and its excellent range of amenities, this handsome period home combines beautifully proportioned accommodation with a wealth of traditional character.

The property occupies an attractive position behind a handsome period frontage, enclosed by distinctive wrought iron railings and approached via a small, established front garden. The attractive façade immediately reflects the character and elegance of the property, which continues throughout the interior, with many original features including sash windows, pine doors, picture rails and high ceilings. Ready to move into, the property offers a lovely blend of period charm and comfortable modern living.

The accommodation briefly comprises an entrance hall, comfortable lounge, dining room and breakfast kitchen to the ground floor. At basement level, there is a versatile basement room offering a range of potential uses, together with a W.C. and useful store. To the first floor are three well-proportioned bedrooms and a family bathroom. The property benefits from gas-fired central heating and uPVC double glazing throughout.

Externally, the property is set back from the road behind its attractive wrought iron railings, with a small front garden thoughtfully planted with established shrubs, adding to the property's appealing period frontage. To the rear is a delightful enclosed walled garden, providing a charming and private outdoor space that complements the character and style of this handsome home.

Macclesfield is a thriving business centre and market town with excellent local amenities and a choice of modern leisure and sports facilities. The town is situated on the Cheshire Plain, at the edge of the Peak District National Park with its picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links including national motorways, major roads and train networks, including the West Coast Line direct to London. Manchester International Airport is only thirteen miles away by road. Greater Manchester is within comfortable daily travelling distance and there are regular bus services to neighbouring towns.

Proceed out of Macclesfield along Cumberland Street and left at the lights into Hibel Road. Turn left at the roundabout into Churchill Way and first right into King Edward Street and right at the next lights into Prestbury Road. The property can be found on the right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Entrance Hall
Hardwood front door with fanlight over. Ceiling coving. Victorian moulded ceiling arch. Handrail to the staircase. Lincrusta wallcovering to dado height. Kardean luxury vinyl tile flooring.

Lounge
12'7 x 11'10
Multi-fuel stove set within an exposed brick recess with stone hearth and timber mantel. Fitted cupboard and shelving to the chimney recesses. Ceiling coving. Ceiling rose. Picture rail. Victorian EcoSlide sash window. Single panelled radiator.

Dining Room
13'1 max x 11'10
Feature exposed brick chimney breast. Recess fireplace, perfect as a log store. Picture rail. Ceiling rose. Deep skirting boards. Karndean luxury vinyl tile flooring. Pine door to the Basement. Open way through to the Breakfast Kitchen. Double panelled radiator.

Breakfast Kitchen
15'11 x 9'1
Belfast sink with mixer tap and base unit below. An additional range of matching base and eye level solid wood cabinetry with contrasting wood block work surfaces and tiled splashbacks. Intergrated double oven. Integrated Neff five ring gas hob with extractor hood over, Space for free-standing fridge/freezer. Plumbing for dishwasher. Plumbing for washing machine. Space for a tumble dryer. Wall-mounted Worcester-Bosch combination boiler. Recessed spotlighting. Slate tile flooring. Deep skirting boards. Hardwood double glazed window over the sink. Large double glazed skylight. Double panelled radiator. Hardwood double doors with double glazing inset opening onto the rear garden.

Basement Level

Basement
12'1 x 10'8
Cupboards housing the utility meters. Fitted shelving. Recessed spotlighting. Laminate flooring. Window. Single panel radiator.

W.C.
Low suite W.C. Corner washbasin with tiled splashbacks. Recessed spotlighting. Single panelled radiator.

Store
7'3 x 3'4
Recessed spotlighting. Laminate flooring.

First Floor

Landing
Spindle balustrade to the staircase. Access to a partially boarded loft via a pull-down ladder. Deep skirting boards.

Bedroom One
13'7 x 12'00
Original feature cast-iron fireplace with stone hearth. Fitted wardrobe to the chimney recess. Stripped oak flooring. Deep skirting boards. Victorian EcoSlide sash window. Single panelled radiator.

Bedroom Two
12'9 x 11'11
Picture rail. Fitted wardrobes to the chimney recesses. Deep skirting boards. Victorian EcoSlide sash window. Single panelled radiator.

Bedroom Three
11'11 max x 6'10
Deep skirting boards. Victorian EcoSlide sash window. Double panelled radiator.

Bathroom
The suite comprises a panelled bath with Victorian style mixer tap and hand-held shower attachment, a fully tiled corner cubicle with thermostatic shower over, a washbasin with mixer tap and vanity storage below and a low suite W.C. Wall-mounted mirror-fronted bathroom cabinet. Electric shaver point. Extractor fan. Recessed spotlighting. Fully tiled walls. uPVC double glazed window. Vertical heated towel rail.

Outside

Gardens
The front garden is enclosed by attractive wrought iron railings and features two apple trees and a cherry tree. To the rear, the fully enclosed garden has been thoughtfully landscaped to provide a lovely, low-maintenance outdoor space, with a neat lawn, mature herbaceous borders, raised stone-built planted beds, and a mature plum tree and raspberry canes. It provides a peaceful and private setting in which to relax and enjoy the garden, with the added benefit of external power and lighting, a covered bike store and two useful brick-built outhouses.

Tenure
999 years from 1855. There is an annual ground rent of £4.4s.

£389,950

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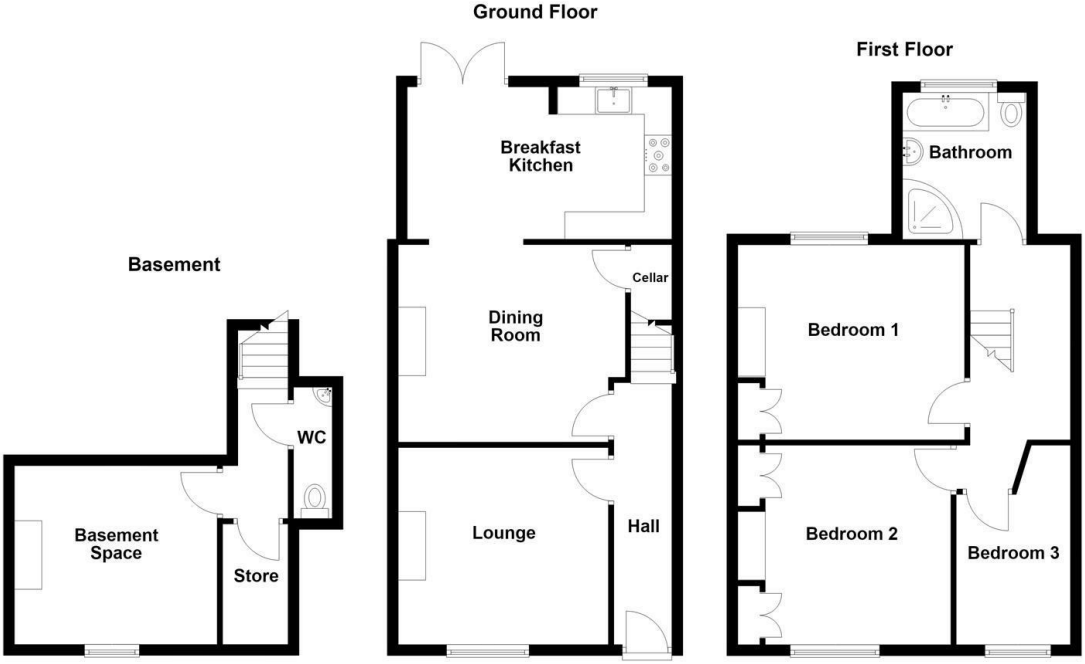

YES CHEF!

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