



3 Marl Edge, Prestbury
Macclesfield

£750,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY









3 Marl Edge

Prestbury, Macclesfield

An attractive and well-presented family home occupying a particularly generous and wide plot, set within beautifully landscaped gardens and enjoying far-reaching views towards the Macclesfield hills. Council Tax band: G

Tenure: Freehold

- VIEWS OVER THE MACCLESFIELD HILLS
- WALKING DISTANCE FROM PRESTBURY VILLAGE
- GENEROUS PLOT
- FOUR DOUBLE BEDROOMS
- VERSATILE ACCOMODATION

The property offers spacious and versatile accommodation throughout, ideally suited to family living, with the added benefit of extensive parking, a double garage and a wealth of attractive outdoor space. Alongside this, the house is also a short walk of Prestbury Village.

The ground floor is approached via an enclosed entrance porch leading into the reception hall, with a cloakroom conveniently positioned off. The drawing room enjoys an attractive front-facing bay window and a stone fireplace and living-flame gas fire, with double doors connecting to the separate dining room. Sliding patio doors lead through to the conservatory, which benefits from a tiled floor, French doors to the rear terrace and views across the gardens towards the hills. Completing the reception accommodation is a versatile family room or study, whilst the fitted kitchen incorporates a comprehensive range of units, extensive work surfaces and a breakfast area overlooking the rear garden. A separate utility room and rear hall provide additional storage, practical everyday facilities and internal access to the garage.



3 Marl Edge

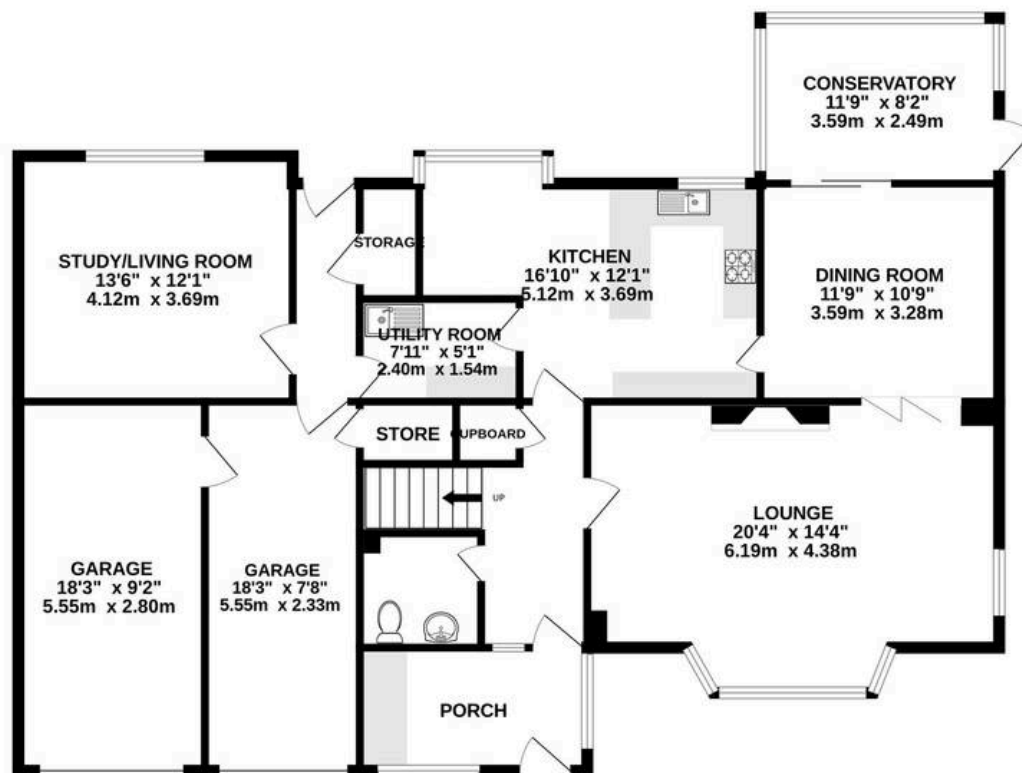
Prestbury, Macclesfield

To the first floor, the landing leads to four well-proportioned double bedrooms, all benefiting from fitted or built-in wardrobe storage. The principal bedroom is particularly spacious and enjoys panoramic views towards the Macclesfield hills, together with fitted wardrobes and an adjoining shower area incorporating a power shower and vanity wash hand basin. The second bedroom also benefits from a wash hand basin, whilst bedrooms three and four provide further comfortable accommodation. The family bathroom is well appointed with a bath, power shower over, vanity wash hand basin and extensive wall tiling, complemented by a separate WC.

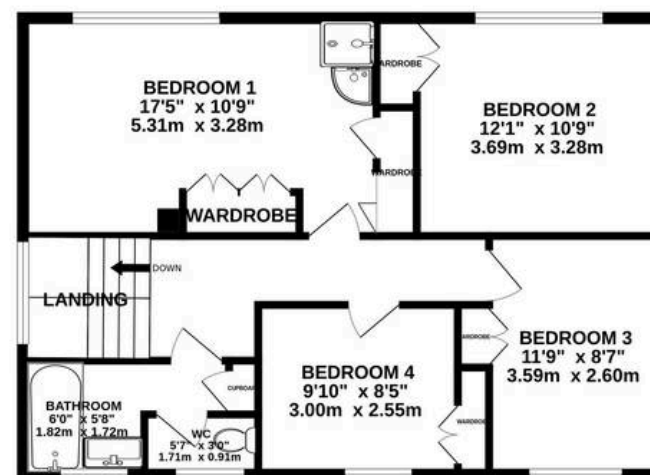
Externally, the house stands within generous and attractively landscaped gardens, with the rear garden providing a wonderful setting for relaxation and outdoor entertaining. An extensive full-width terrace leads to a further alfresco dining area, with steps descending to the lawn beyond. Additional terraces, mature shrubs, flowering borders and a well-stocked rockery create interest throughout the seasons, whilst established planting affords a good degree of privacy. To the front, shaped lawns and specimen shrubs provide an attractive approach, with a stone-effect concrete driveway leading to the garage and further parking.



GROUND FLOOR
1408 sq.ft. (130.8 sq.m.) approx.



1ST FLOOR
709 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA : 2117 sq.ft. (196.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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