



10 BROOKSIDE COURT 142 PRESTBURY ROAD MACCLESFIELD SK10 3BR

AVAILABLE START OF AUGUST This immaculately presented first-floor apartment offers spacious, well-planned accommodation within a well-maintained development, surrounded by attractive communal gardens. Conveniently located, the property comprises of a communal entrance hall leading to a private entrance hall, a generous lounge, a modern dining kitchen complete with appliances, two double bedrooms, and a contemporary bathroom with shower over the bath. The apartment also benefits from underfloor heating throughout. Externally, there are beautifully maintained communal gardens and off-road parking available for residents. VIEWING ESSENTIAL TO APPRECIATE FULLY FURNISHED Contact Macclesfield 01625 502 222 £950.00pcm COUNCIL TAX B EPC C

Location

This first floor apartment forms part of a popular purpose built development to the north west side of Macclesfield, being found off Prestbury Road, which is a well established tree lined road. Set in Cheshires plains, on the fringe of the Peak District National Park, Macclesfield combines the old with the new. Originally a medieval town, Macclesfield became the countrys Silk capital in the 1750s, whilst in recent years it has grown to become a thriving business centre. Nowadays Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There are many independent and state primary schools and secondary schools and easy access to the town. The access points of the North West Motorway network system, Manchester International Airport and some of Cheshires 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 and Brookside Court can be found after a short distance on the left hand side, opposite Westfields Avenue.

Communal Hallway

Stairs leading up to the upper floors. This apartment is on the first floor on the right hand side.

Private Entrance Hallway

Good size reception hallway. Storage cupboard. Airing cupboard housing hot water cylinder.

Living Room

Good size living room with uPVC double-glazed bay window overlooking the rear aspect.

Dining Kitchen

Fitted with range of base units with work surfaces over and matching wall-mounted cabinets. Tiled returns. One and a quarter stainless steel sink unit. Inset four ring electric hob with extractor above and oven below. uPVC double-glazed window to the rear aspect.

Bedroom One

Spacious bedroom with built-in wardrobes. uPVC double-glazed window overlooking the gardens to the front.

Bedroom Two

Double bedroom with uPVC double-glazed window overlooking the gardens to the front.

Bathroom

Fitted with a white suite comprising; panelled bath with shower above and screen to the side, low-level W.C and vanity wash basin. Tiled walls. Tiled floor. Double-glazed uPVC window to the side aspect.

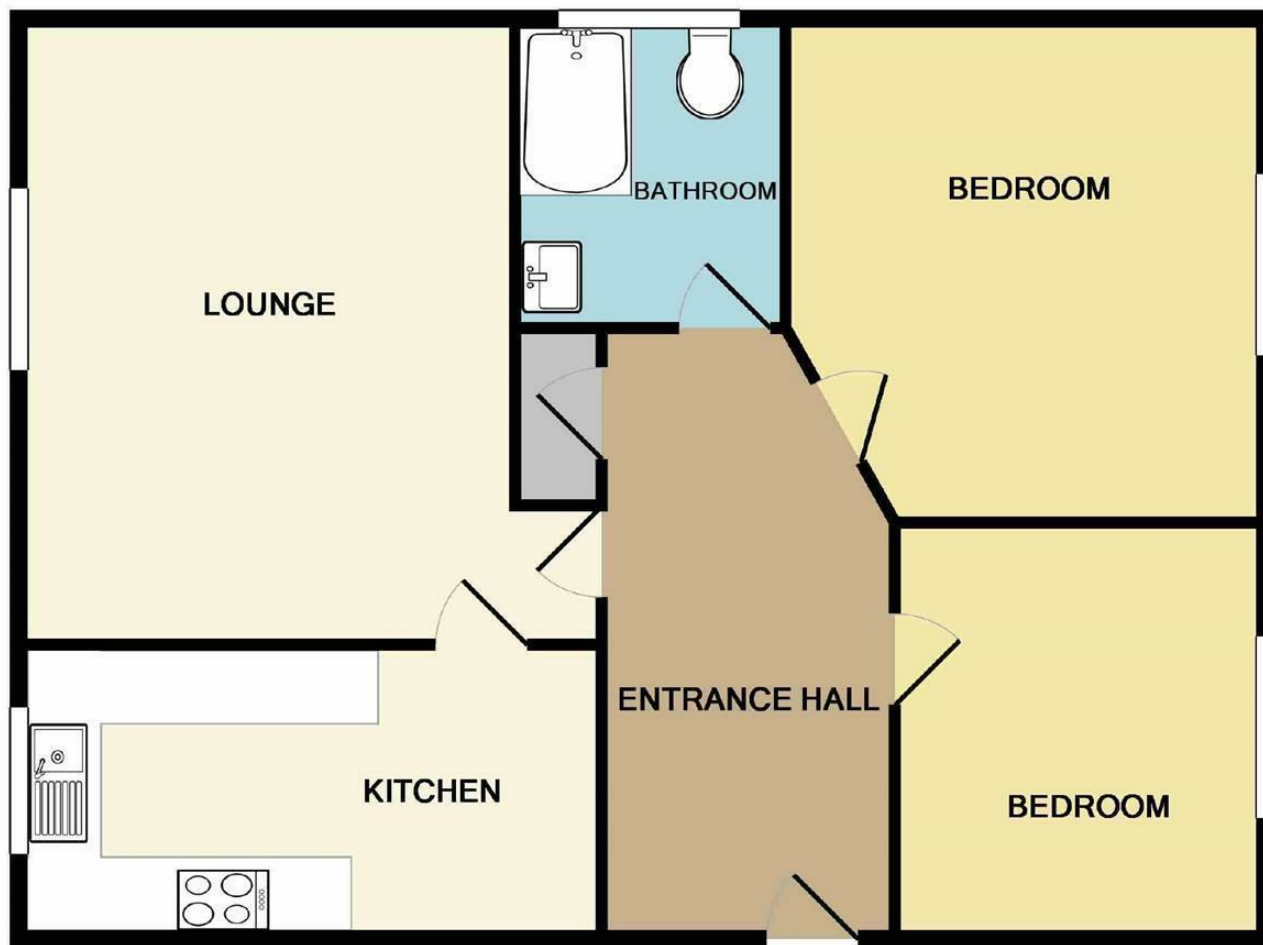
Outside

Gardens

Beautifully maintained lawned gardens with attractive flower borders.

Parking

Communal parking to the front aspect.



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 | | 70 | 70 |
| (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 | |