



6 Meadway  
, SK10 4DF  
O.I.R.O £765,000



# 6 Meadway

Prestbury, Macclesfield SK10 4DF

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A Substantial Extended Four Bedroom, Two Bathroom, Freehold, versatile Family Detached offering huge potential at a sensible price.

Situated on a very popular development off Macclesfield Road yet close to Prestbury Village, this property offers excellent living space with four excellent bedrooms, and three reception rooms. In addition, there are two bathrooms (one en-suite). The large integral double garage could provide further living if required.

The property would benefit from some updating which will ultimately enhance its end value. Outside are well kept private gardens, driveway for two cars, plus additional space to the right of the property.

Prestbury Village offers excellent local shops, restaurants, pubs and is regarded as one of the best villages to live in Cheshire.

Viewing is highly recommended. GREAT POTENTIAL.

- Four Excellent Bedrooms
- Two Bathrooms (One En-Suite)
- Three Reception Rooms
- Gas Central Heating
- PVCU Double Glazing
- Private Gardens
- Additional Parking
- Freehold
- Great Potential



Tenure: Freehold  
Council Tax: Cheshire East G

Hallway  
7'3" x 5'8"

Lounge  
19'3" x 14'9" + recess  
Bow Window, Adam Style Fire Surround and Marble Hearth

Stairs to Inner Hallway  
8'1" x 5'8"

Downstairs WC  
6'5" x 4'3"  
Part Tiled Walls, Pedestal Wash Basin, Low Level WC

Dining Room  
14'8" x 9'8"  
Patio Doors

Sitting Room  
13'4" x 11'6"  
Wood Burning Stove

Fitted Kitchen  
14'7" x 10'5"  
Fitted Units, Induction hob, Extractor Hood, Integral Dishwasher, and Oven/Grill & Microwave  
Opening to:

Utility Area  
17'2" x 5'1"  
Built in Cupboards

Stairs to Landing  
A/C and Store Cupboard

Bedroom One  
17'8" x 17'8" max  
Fitted Wardrobes  
En-Suite Shower Room/WC 9'5" x 5'8"

Bedroom Two  
14'8" x 10'9"  
Fitted Wardrobes

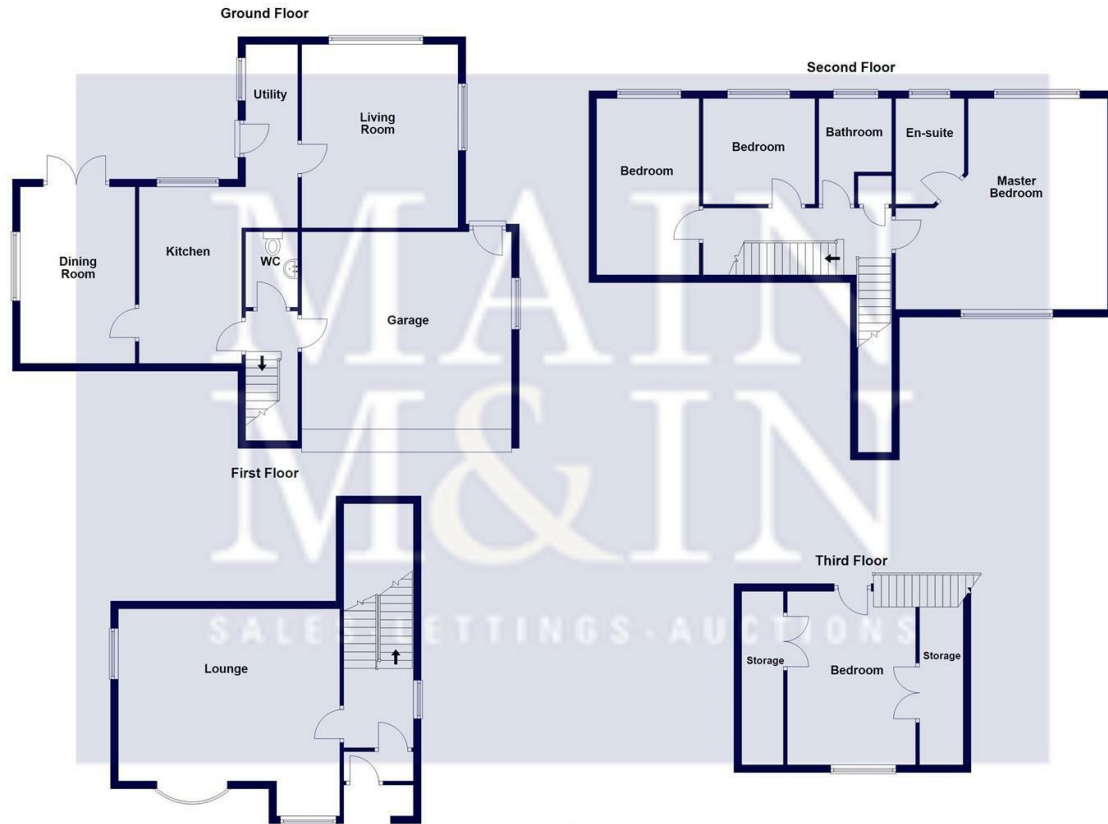
Bedroom Three  
14'9" x 11'7"  
Storage x 2 under eaves

Bedroom Four  
9'5" x 9'4"  
Fitted Wardrobes

Bathroom/WC  
9'5" x 8'7"  
Part Tiled Walls, Three Piece Suite

Outside  
Integral Double Garage 17'9" x 17'7"  
Plumbing for washing machine, Wall Mounted Gas Boiler

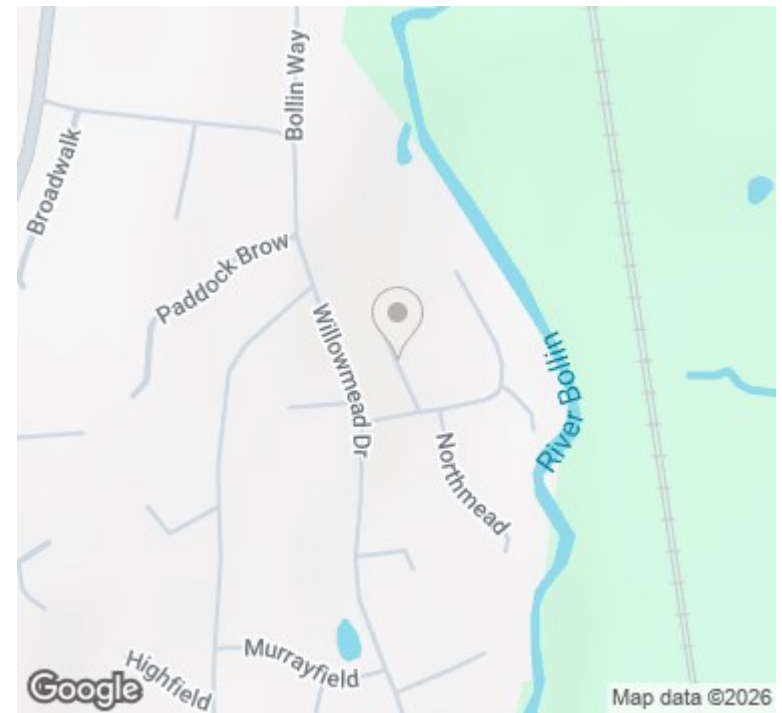
Established Private Gardens, Trees, Shrubs, Flower Beds, Patio, Greenhouse



For Illustration Purposes Only. Not To Scale  
 Plan produced using PlanUp  
 Meadway, Prestbury



To view this property call Main & Main on 0161 437 1338



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

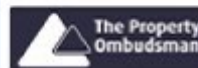
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		69	74
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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