
jordan fishwick
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1A Silvan Court, Prestbury Road, Macclesfield, Cheshire, SK10 3QL

** NO ONWARD CHAIN ** This inspiring and unique home has been thoughtfully designed and finished to an exceptional standard, featuring a quality bespoke Porcelain kitchen, stylish bathroom and en-suite, private gardens, two private parking spaces and electric vehicle charging points. Ideally positioned within walking distance of excellent schools, the town centre and convenient public transport links. This delightful property forms part of a highly desirable development and is beautifully appointed throughout. The highly skilled team behind the development have paid meticulous attention to detail, creating a contemporary home that offers a perfect balance of style, quality and practicality for modern living. Arranged over three floors, the accommodation in brief comprises; entrance hallway and a superb dining kitchen complete with a range of integrated appliances. The lower ground floor provides a spacious and versatile living area, while the first floor features a generous master bedroom with a stylish en-suite bathroom. A staircase leads to the second bedroom, which benefits from its own contemporary en-suite shower room. Externally, the property enjoys two allocated parking spaces providing excellent off-road parking together with a lawned front garden, creating a pleasant outdoor space to complement this exceptional home.

£375,000

Viewing arrangements
Viewing strictly by appointment through the agent
01625 434000

Location
Prestbury Road is long established as a favourable and sought after location. A prime residential area given its abundance of established properties. A befitting location therefore for this outstanding dwelling. Apart from the obvious attributes of the property given its spacious accommodation and landscaped Southerly facing rear garden is the close proximity of the local shops, excellent schools, West Park as well as within a short stroll of the centre of town. Macclesfield town centre itself is a modern shopping centre with a range of leisure facilities to suit most tastes. Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There is a popular monthly Treacle Market which is a bustling Arts, Antiques, Crafts, Food and Drink Market, held on the cobbles of the town centre with around 140 stalls of exceptional food and drink, unique crafts and vintage and information from the Macclesfield community. There are many independent and state primary and secondary schools. The access points of the North West Motorway network system, Manchester International Airport and some of Cheshire's 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. Turn right after a short distance onto Silvan Court just before Bollinbrook Road.

Entrance Hallway
Accessed via a composite front door. Recessed ceiling spotlights. Stairs down to the lower floor and stairs to the first floor. Double glazed window to the front aspect. Radiator.

Dining Kitchen
18'10 x 14'6 max
Fitted with a comprehensive range of handless "soft close" base units with Corian works surfaces over and matching wall mounted cupboards and a feature Island unit. Underhung stainless steel sink unit with mixer tap. AEG built in double oven. Integrated fridge freezer with matching cupboard fronts. The island unit features a breakfast bar with stool recess and AEG four ring induction hob. Boiler within cupboard. Attractive tiled flooring. Recessed ceiling spotlights. Double glazed bay window to the front aspect and additional double glazed window to the side aspect. Contemporary radiator.

Stairs Down To The Living Room
Built in storage cupboard. Recessed ceiling spotlights.

Living Room
17'5 x 14'0 max
Decorated in neutral colours with double glazed window to the front aspect. Two TV points. Built in storage cupboard. Recessed ceiling spotlights. Radiator.

Stairs To The First Floor
Double glazed window to the front aspect. Recessed ceiling spotlights. Radiator.

Bedroom One
13'1 x 13'0 max
Double bedroom with ample space for a king size bed and wardrobes. Built in shelving and storage cupboard. TV point and USB sockets. Recessed ceiling spotlights. Double glazed bay window to the front aspect. Radiator.

En-Suite Bathroom
Fitted with a contemporary white suite comprising; tiled panelled bath with shower over and screen to the side, push button low level WC and vanity wash basin with mixer tap. Tiled floor and walls. Chrome ladder style radiator. Recessed ceiling spotlight.

Stairs To The Second Floor

Bedroom Two
15'0 x 13'7
Double bedroom with ample space for a king size bed and wardrobes. Two Velux windows and additional window to the side aspect. TV point and USB sockets. Recessed ceiling spotlights. Radiator.

En-Suite Shower Room
Generous shower enclosure, push button low level WC and vanity wash hand basin. Tiled walls and floor. Chrome ladder style radiator. Recessed ceiling spotlights.

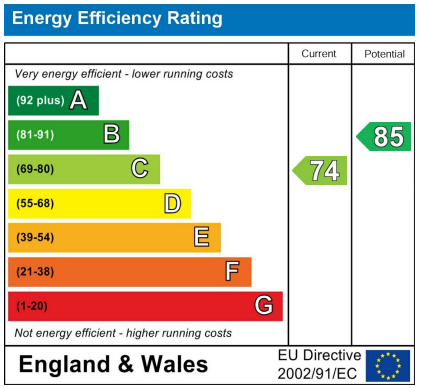
Outside

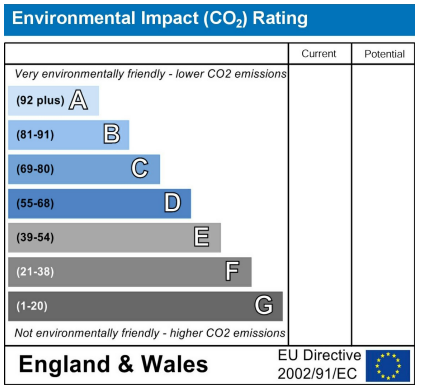
Front Garden
To the front is a low maintenance lawned garden.

Parking
The property comes with two allocated parking spaces and electric car charging point.

Tenure
The vendor has advised us that the property is Leasehold. We believe the lease to be 999 years from 1850. The vendor has also advised us that the property is council tax band E.
We would recommend any prospective buyer to confirm these details with their legal representative.

Anti Money Laundering - Note
To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.





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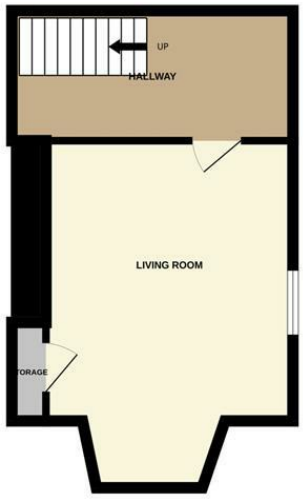








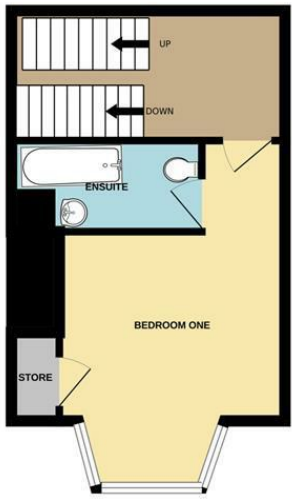
BASEMENT



GROUND FLOOR



1ST FLOOR



2ND FLOOR



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