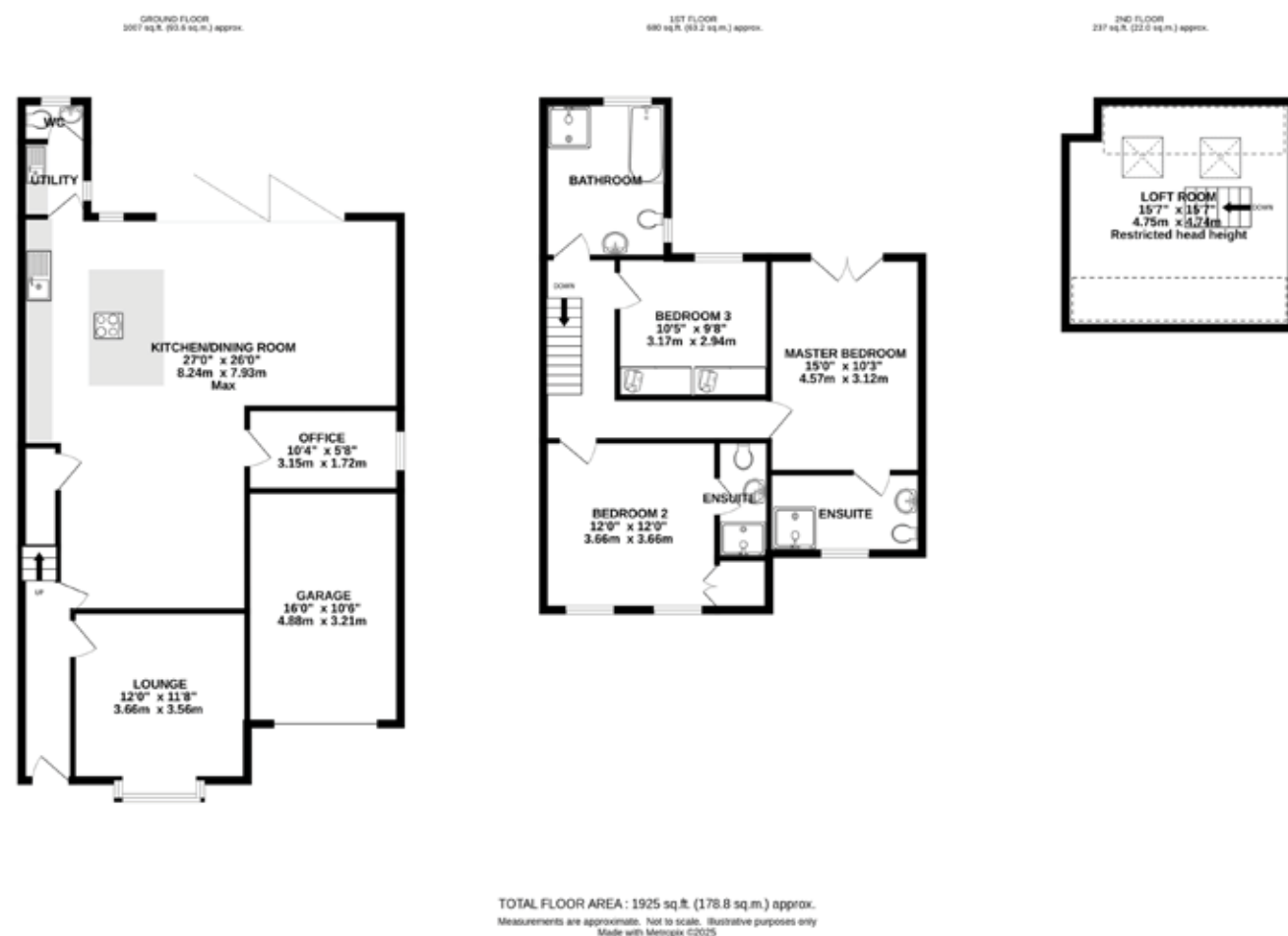


**SUNNYBANK**  
45 Macclesfield Road, Prestbury  
**£800,000**



**NOTICE**  
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THE AREAS LEADING ESTATE AGENCY

**Prestbury**  
Spindles, The Village, PRESTBURY SK10 4DG  
01625 827467 prestbury@gascoignehalman.co.uk

gascoignehalman.co.uk



**GASCOIGNE HALMAN**

An elegant three-bedroom semi-detached house in the heart of Prestbury Village, featuring spacious open-plan living and a generous rear garden.



- THREE DOUBLE BEDROOMS
- SEMI-DETACHED HOUSE
- GOOD SIZE REAR GARDEN

- OFF ROAD PARKING
- OPEN PLAN KITCHEN/DINER/LIVING
- IN THE HEART OF PRESTBURY VILLAGE

£800,000

SUNNYBANK

45 Macclesfield Road, Prestbury



Situated in the heart of the highly desirable Prestbury Village, this exceptional three-bedroom semi-detached freehold home perfectly combines modern living with traditional charm. Offering well-proportioned accommodation throughout, the property features three generous double bedrooms, mixed with modern open planned living, making it an ideal for those seeking space and versatility in a prime village location. The ground floor provides a superb flow of living space, centred around an open-plan modern fitted kitchen with island unit, dining and living areas that create a bright and welcoming environment for everyday living and entertaining.

In addition, the property benefits from a front reception room with beautiful bay window, utility room, office and downstairs WC, creating flexible options for all. To the first floor are three well-sized double bedrooms, all thoughtfully laid out to maximise comfort and practicality. The main bedroom offers a fantastic view over the rear garden with a Juliet balcony and en suite shower room. The 2nd bedroom also offers an ensuite shower room and fitted wardrobes, bedroom 3, again benefitting from fitted wardrobes and use of the family bathroom. The loft has been converted into a useful space for storage, or in previous times used as a fourth bedroom. With two Velux windows and heating, there is potential to utilise this space in various ways.

Externally, the property enjoys a good-sized rear garden that offers a private and peaceful space for outdoor relaxation or alfresco dining. A driveway provides valuable off-road parking, further enhancing the appeal of this attractive village home.

#### LOCATION

The historic village of Prestbury is regarded as one of the most picturesque villages in Cheshire. Suitable for a broad demographic the village boasts excellent access to all the amenities of the general area; railway station, Local shops, Restaurants, Bars/Pubs, a highly regarded Primary School, Tennis club and a highly regarded Golf course to name a few.

#### DIRECTIONS

SAT NAV: SK10 4BW

#### TENURE

Freehold - to be verified by solicitors

#### SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

#### LOCAL AUTHORITY

Cheshire East - Council Tax Band: E

#### VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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