





12 Prestwick Close, Macclesfield, Cheshire SK10 2TH

Situated in a peaceful cul-de-sac in the highly sought-after Tytherington area of Macclesfield, this impressive five-bedroom detached residence offers an exceptional blend of comfort, style and practicality. Perfectly positioned close to The Tytherington Club, Tytherington High School, Marlborough Primary School and a host of local amenities, it provides an ideal setting for modern family living.

The beautifully presented accommodation includes a porch, welcoming entrance hall, cloakroom/W.C., study, spacious lounge, formal dining room and a stunning David Lyle breakfast kitchen which flows seamlessly into a bright family room and a separate utility room. Completing the ground floor is an integral double garage, offering convenience and excellent additional storage.

To the first floor, the generous master suite features a contemporary en-suite bathroom and a dressing room. Four further double bedrooms provide ample space for family or guests, with one enjoying its own en-suite. A stylish family bathroom serves the remaining rooms. The property also benefits from gas-fired central heating and uPVC double glazing throughout.

Set back from the road, the property enjoys a wide driveway offering plentiful off-road parking, accompanied by an attractive, mature front garden. The rear garden is a standout feature: an expansive, tranquil space overlooking the golf course, perfect for relaxation or entertaining. Predominantly laid to lawn and framed by well-stocked borders, it also boasts a timber-built summer house, currently used as a games room, offering a versatile additional space.

Combining generous accommodation with a prime location and superb outdoor surroundings, this outstanding property presents a rare opportunity to enjoy refined family living in one of Tytherington's most desirable settings.

Macclesfield is a thriving business centre and market town with excellent local amenities and a choice of modern leisure and sports facilities. The town is situated on the Cheshire Plain, at the edge of the Peak District National Park with its picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links including national motorways, major roads and train networks, including the West Coast Line direct to London. Manchester International Airport is only thirteen miles away by road. Greater Manchester is within comfortable daily travelling distance and there are regular bus services to neighbouring towns. Proceed out of Macclesfield in a northerly direction along Manchester Road (A538). Proceed through the traffic lights at the Tytherington shops, taking the next left at the roundabout into Dorchester Way. Prestwick Close is the third turning on the right hand side after the Tytherington Club.

Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Courtesy light.

Porch

Composite front door with glazing inset and adjoining. Ceiling cornice. Bespoke shoe cupboards. Tiled flooring. uPVC double glazed windows. Double panelled radiator.

Entrance Hall

Spindle balustrade to the staircase leading to a galleried landing. Two large storage cupboards. Ceiling cornice. Downlighting. Solid wood flooring. Double panelled radiator. Two sets of double doors.

Cloakroom/W.C.

Hand washbasin with mixer tap and vanity storage cupboard below. Low suite W.C. with concealed cistern. Wall-mounted mirror with integral lighting. Downlighting. Ceiling cornice. Extractor fan. Tiled walls. Tiled flooring. Chrome heated towel rail.

Study

10'02 max x 9'00

uPVC double glazed window. Single panelled radiator.

Lounge

25'09 x 12'02

Bespoke media wall featuring display shelving and cupboards, ambient lighting, space for a T.V. and soundbar and contemporary living flame electric fire. Ceiling cornice. Downlighting. Solid wood flooring. uPVC double glazed windows to the front and side elevations. Double panelled radiator. Sliding glazed doors to the Dining Room.

Dining Room

22'00 x 15'09 reducing to 9'06

Downlighting. Wall light points. Solid wood flooring. Velux windows. Floor to ceiling uPVC double glazed windows to the rear elevation. uPVC double glazed window to the front and side elevations. uPVC patio doors opening onto the garden. Single panelled radiator.

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Playroom

18'02 x 12'08

Ceiling cornice. Recessed spotlighting. Solid wood flooring. Floor to ceiling uPVC windows. uPVC double doors opening onto the rear garden. Double panelled radiator.

Family Room

15'00 x 9'01

Ceiling cornice. Tiled flooring. uPVC double glazed window. Double panelled radiator.

Breakfast Kitchen

24'01 max x 16'01

One and a half bowl stainless steel sink unit with mixer tap, waste disposal unit and base cupboard below. An additional range of matching base, eye and full length cupboards with contrasting granite work surfaces. Matching island unit/breakfast bar with integrated Siemens five ring induction hob and extractor hood over. Integrated Siemens double oven. Other integrated appliances include a Siemens microwave, a Miele coffee machine and a Miele dishwasher. Housing and plumbing for an American style fridge/freezer. Pantry style cupboard. Bespoke breakfast cupboard. Downlighting. Tiled flooring. Velux window. uPVC double glazed window. uPVC patio door opening onto the garden. Double panelled radiator. Open way through to the Family Room.

Utility

16'01 x 7'03

Single drainer sink unit with mixer tap and base cupboard below. An additional range of matching base, eye and full length cupboards. Plumbing for washing machine. Space for a tumble dryer. Downlighting. Tiled flooring. Coat hooks. uPVC double glazed window. Door to the Garage. uPVC back door with glazing inset. Double panelled radiator.

Double Garage

18'02 x 17'10

Electric up and over door. Power and light. Quarry tiled floor. Ideal central heating boiler and hot water cylinder. uPVC double glazed windows.

First Floor

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Galleried Landing

Spindle balustrade to the staircase. Ceiling cornice. Decorative ceiling joist. Display recess with ambient lighting. Large storage cupboard. Downlighting. Access to a partially boarded loft. uPVC double glazed window. Double panelled radiator. Single panelled radiator.

Master Bedroom

18'07 x 11'01

Ceiling cornice. Downlighting. Recess for large wardrobe. uPVC double glazed window. Double panelled radiator.

En-suite

The suite comprises a large bath with mixer tap and thermostatic shower, a fully tiled cubicle with dual-headed thermostatic shower over, a hand washbasin with mixer tap and a low suite W.C. with concealed cistern. Downlighting. Wall lighting. Up lighting. Extractor fan. Fully tiled walls. Tiled walls. Mirror fronted bathroom cabinet with integral lighting. Wall-mounted cupboard. uPVC double glazed window. Chrome heated towel rail.

Dressing Room

Fitted wardrobes with hanging rail, shelving and courtesy lighting. Matching drawer units. Ceiling cornice. Downlighting. uPVC double glazed window. Single panelled radiator.

Bedroom Two

12'07 x 12'08

Dressing Area: Floor to ceiling fitted wardrobes with hanging rail and shelving. Downlighting. Ceiling cornice. Open way through to the Bedroom Area: Downlighting. uPVC patio doors opening onto an attractive wrought-iron Juliet balcony. Single panelled radiator.

Bedroom Three

12'10 x 11'06

Floor to ceiling fitted wardrobes with hanging rail and shelving. Ceiling cornice. uPVC double glaze window. Single panelled radiator.

En-suite

The suite comprises a panelled bath with mixer tap, screen and thermostatic shower over, a hand washbasin and a low suite W.C. Ceiling cornice. Tiled walls. Tiled flooring. uPVC double glazed window. Single panelled radiator.

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Bedroom Four

13'09 x 12'05

Ceiling cornice. uPVC double glazed window to front and side elevations. Single panelled radiator.

Bedroom Five

12'05 x 11'05

Ceiling cornice. uPVC double glazed window to the side and rear elevations. Single panelled radiator.

Family Bathroom

The suite comprises a panelled bath with mixer tap, a fully tiled cubicle with thermostatic shower over, a hand washbasin set within a vanity unit with a granite top and storage below and a low suite W.C. with concealed cistern. Wall-mounted mirror. Ceiling cornice. Downlighting. Wall light points. Extractor fan. Tiled walls. Tiled flooring. Chrome heated towel rail.

Outside

Gardens

To the front of the property, a large block-paved driveway provides ample off-road parking and access to the double garage, complete with courtesy lighting. Adjoining the driveway is a generous lawn area bordered by mature trees, shrubs, and bushes. A paved pathway leads to the front entrance, with side access to the rear garden via a wrought-iron gate. The rear garden is fully enclosed by hedged and fenced borders and features a spacious full-width patio, ideal for outdoor entertaining, with a paved pathway leading to a further raised patio at the far end of the garden. The beautifully maintained lawn is complemented by an attractive rockery with a variety of established plants and a charming water feature. The garden enjoys a delightful aspect overlooking Tytherington Golf Course.

Games Room

49'2" x 32'9" x 39'4" x 29'6"

Approached via a wooden decked area, there is a timber-built and fully insulated Garden Room currently used as a Games Room. It features power, downlighting, wooden flooring and bi-fold doors and windows that open directly onto the garden, creating an ideal space for relaxation or entertaining.

Tenure

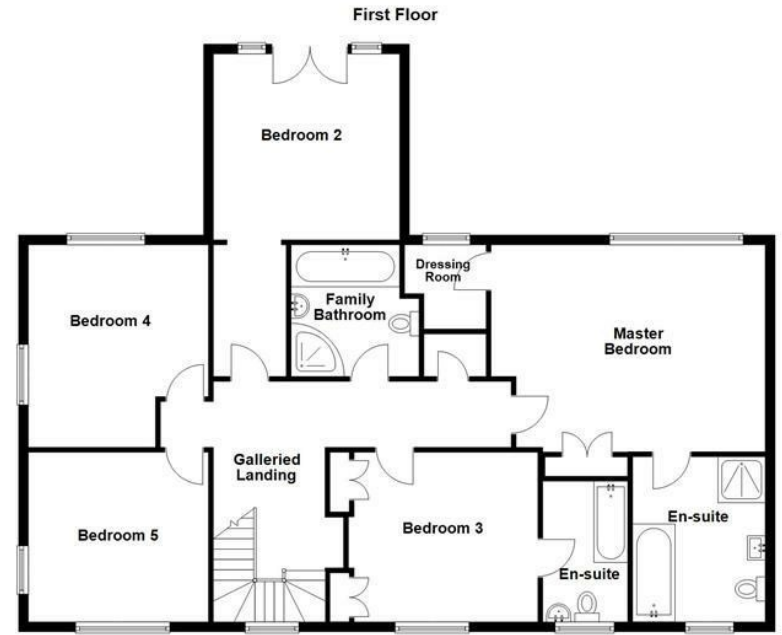
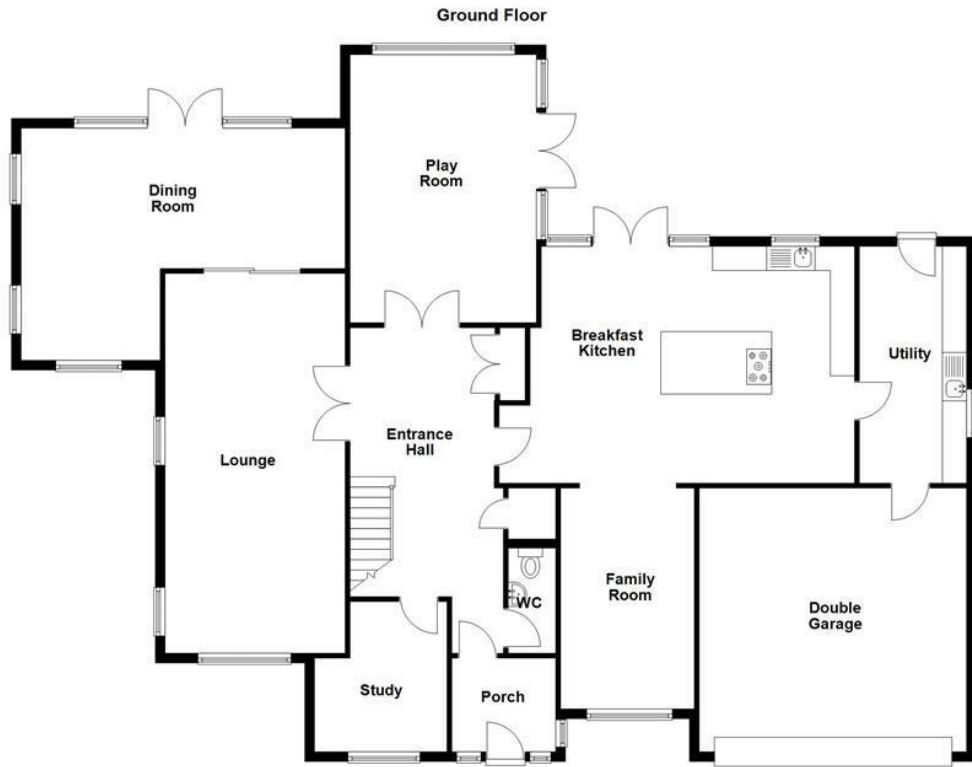
Freehold

£995,000

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HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

1-3 Church Street, Macclesfield, Cheshire, SK11 6LB
T: 01625 422244 W: www.holdenandprescott.co.uk
F: 01625 869 999 E: contact@holdenandprescott.co.uk

