





98, Prestbury Road, Macclesfield, SK10 3BN

A substantial and very splendid Victorian semi-detached property occupying a highly convenient location, being within a short walk of the town centre and the wide open spaces of West Park. This is quite simply a lovely family home offering beautifully proportioned rooms with high ceilings and a wealth of period features.

The ground floor features an impressive entrance hall, a bay-fronted lounge featuring a cast-iron stove, a separate dining room, and a contemporary extended dining kitchen with direct access to the garden. There is also a cloakroom and a utility room. On the first floor, the property offers a spacious principal bedroom with an en-suite shower room, along with three further bedrooms (one of which is accessed via another) and a family bathroom. The second floor provides a generous fifth bedroom. The basement has been tanked and heated, creating practical storage and utility spaces.

A standout feature of the home is the stylish kitchen extension, thoughtfully designed as the perfect setting for gatherings and celebrations, offering a warm and welcoming space to entertain family and friends.

The property has a slightly elevated position, with a walled front garden and a gated path to the front door. The rear garden is delightful and with a southerly aspect catches the best of the afternoon and evening sun. Predominantly laid to lawn, there are well-stocked beds and a patio. To the rear boundary, there is access to Victoria Road, where a double-width driveway and garage provide parking for up to four cars.

This property is an ideal family home, combining the charm of a period residence with modern comforts, all in the heart of Macclesfield.

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 along Cumberland Street, bearing right at the roundabout into Prestbury Road (B5087). The property can be found on the left hand side after the mini roundabout, however for viewings please turn left at the mini roundabout into Victoria Road and park on the driveway a short distance on the right hand side as signified by the Holden and Prescott 'For Sale' sign.

Viewing: By appointment with Holden and Prescott 01625 422244

HOLDEN & PRESCOTT

Entrance Hall

Original solid oak front door with attractive glazing inset and fanlight over. Ceiling cornice. Picture rail. Meter cupboard. Oak flooring. Radiator with decorative cover.

Cloakroom

Vanity washbasin with tiled splashback. Low suite W.C. Ceiling cornice. Tiled flooring. Radiator.

Sitting Room

16'4 x 14'4

A Queen Anne marble fireplace with a Burley free-standing cast-iron stove set upon a tiled hearth. Ceiling cornice. Picture rail. T.V. aerial point. Sash windows to the front bay elevation. Double radiator.

Dining/Family Room

14'3 x 13'7

Free-standing cast-iron stone set within an attractive fireplace with tiled hearth. Ceiling cornice. Picture rail. Sash window. Engineered oak flooring. Open way through to the Dining Area.

Kitchen/Breakfast Room

21'0 x 13'9

Belfast enamel sink with central mixer tap, hose tap and base units below. An additional range of matching base and eye level units with contrasting marble work surfaces and splashbacks. Six ring gas cooking range with Rangemaster extractor canopy over. Plumbing for automatic washing machine. Integrated microwave. A matching central unit with base units below extending to a breakfast bar which includes a sink with central mixer tap and additional instant hot water Quooker tap and an integrated dishwasher. Power and light. Tiled flooring.

Dining Area

17'7 x 6'10

Dimmer switch. Integral sound speakers. Striking atrium roof creating a bright, airy focal point. Recessed spotlighting. Engineered oak flooring. Patio doors opening onto the rear garden. Double radiator.

Basement/Utility

13'3 x 11'8

Recessed spotlighting. Built-in storage units. Tanked walls and ceiling. Tiled flooring. Radiator.

Landing

Picture rail. Wall-light points. Radiator.

Bedroom One

16'10 x 14'4

Ceiling cornice. Ceiling rose. Picture rail. Two radiators with decorative cover.

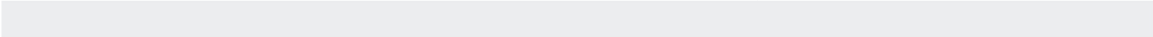
En Suite Shower Room

A fully tiled, generous walk-in cubicle with Mira thermostatic rainfall shower and additional shower attachment over, operated by separate Mira controls. Enamel washbasin with central mixer taps set within a vanity unit. Concealed cistern low suite W.C. Fully tiled walls. Tiled flooring.

Bedroom Two

14'1 x 13'7

Built-in storage units. Ceiling cornice. Ceiling rose. Picture rail. Sash windows. Radiator.



Bedroom Three

9'10 x 10'2

Built-in storage cupboard. Ceiling cornice. Sash window. Radiator. Access to Bedroom Four/Study.

Bedroom Four

10'2 x 6'9

Built-in wardrobes with sliding doors. Ceiling cornice. Cupboard housing the gas-fired central heating and domestic hot water boiler. Double glazed window. Radiator.

Bathroom

A modern white suite comprising a panelled bath with central mixer taps and thermostatic shower over, circular wash basin with units below and a low suite W.C. Fully tiled walls. Sash windows. Extractor fan. Chrome heated towel rail.

Second Floor

Bedroom Five

17'4 x 12'1

Built-in storage cupboard. Original stripped floorboards. Double glazed window.

Outside

Double Garage

17'9 x 16'1

Power and light. Electronically operated door up and over door.

Store

10'5 x 9'1

Belfast sink. Power and light.

Gardens

The property is well screened by a mature hedgerow, with original stone steps leading to the front door and a small raised gravelled flower bed. To the rear, there is a delightful south-facing garden, mainly laid to lawn and complemented by a private patio seating area. A substantial wood store is also included, along with access to a double-width driveway leading to the garage.

£750,000

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