
jordanfishwick
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1C Silvan Court Prestbury Road, Macclesfield, 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. The accommodation is split level, and in brief comprises; hallway, two double bedrooms both with en-suite facilities. To the lower floor there is a WC, living room, dining kitchen incorporating many integral appliances and utility room. Staircase to the first floor allows access to two double bedrooms both with en-suite facilities. The property come with two parking spaces providing off road parking whilst to the rear there is a private fenced and enclosed garden predominantly laid to law.

£495,000

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
Recessed ceiling spotlights. Double glazed window to the rear aspect. Stairs down to the lower floor and first floor. Recessed ceiling spotlights. Radiator.

Bedroom Two
18'10 max x 11'4
Double bedroom with double glazed window to the rear aspect. TV point and USB sockets. Recessed ceiling spotlights. Radiator.

En-Suite Bathroom
Fitted with a tiled panelled bath with shower over and screen to the side, push button low level WC and vanity wash hand basin. Tiled walls and floor. Recessed ceiling spotlights. Chrome ladder style radiator. Double glazed window to the front aspect.

Bedroom Four
18'0 max x 9'2
Double bedroom with double glazed window to the rear aspect. Built in cupboard housing the boiler. TV points and USB socket. Recessed ceiling spotlights. Radiator.

En-Suite Shower Room
Fitted with a shower cubicle, push button low level WC and vanity wash hand basin. Tiled walls and floor. Recessed ceiling spotlights. Chrome ladder style radiator. Double glazed window to the front aspect.

Stairs Down To The Lower Floor
Double glazed door to the garden. Recessed ceiling spotlights.

WC
Fitted with a push button low level WC and vanity wash hand basin. Tiled floor. Recessed ceiling spotlights. Chrome ladder style radiator.

Living Room
18'10 x 11'4
Spacious reception room with double glazed sliding patio doors to the garden. TV point. Recessed ceiling spotlights. Radiator.

Dining Kitchen
18'8 x 9'3
Fitted with a comprehensive range of handless "soft close" base units with Corian works surfaces over and

matching wall mounted cupboards. Underhung stainless steel sink unit with mixer tap. AEG four ring induction hob. AEG built in double oven. Integrated dishwasher and fridge/freezer all with matching cupboard fronts. Breakfast bar with stool recess. Tiled flooring. Recessed ceiling spotlights. TV point and USB sockets. Contemporary radiators. Double glazed French doors to the garden.

Utility Room
6'7 x 5'10
Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Space for a washing machine and tumble dryer. Tiled floor. Recessed ceiling spotlights.

Stairs To The First Floor
Double glazed window to the front and rear aspect. Access to the loft space. Recessed ceiling spotlights. Radiator.

Bedroom One
18'10 max x 11'4
Double bedroom with double glazed window to the rear aspect. TV point and USB sockets. Recessed ceiling spotlights. Radiator.

En-Suite Bathroom
Fitted with a tiled panelled bath with shower over and screen to the side, push button low level WC and vanity wash hand basin. Tiled walls and floor. Recessed ceiling spotlights. Chrome ladder style radiator. Double glazed window to the front aspect.

Bedroom Three
18'10 max x 9'2
Double bedroom with double glazed window to the rear aspect. TV points and USB socket. Recessed ceiling spotlights. Radiator.

En-Suite Shower Room
Fitted with a shower cubicle, push button low level WC and vanity wash hand basin. Tiled walls and floor. Recessed ceiling spotlights. Chrome ladder style radiator. Double glazed window to the front aspect.

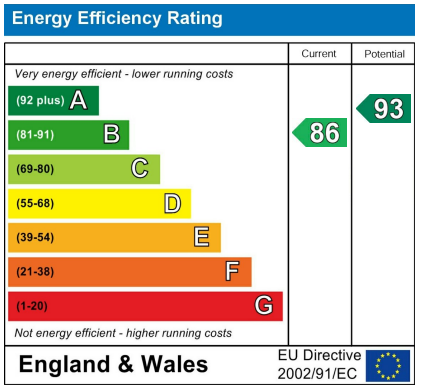
Outside

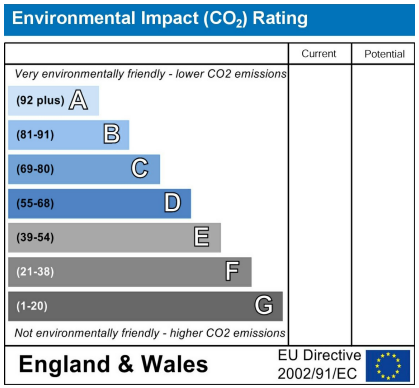
Garden
To the rear is a low maintenance fenced and enclosed garden, mainly laid to lawn with a stone patio. A courtesy gate to the rear.

Parking
The property comes with two allocated parking spaces.

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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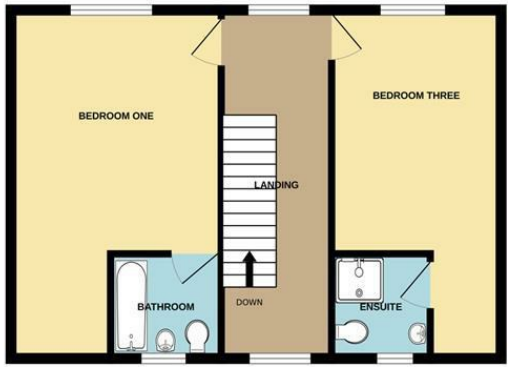
BASEMENT



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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