jordan fishwick

41 PRESTBURY ROAD MACCLESFIELD SK10 1AU

**£299,950**

# 41 PRESTBURY ROAD  MACCLESFIELD SK10 1AU

** NO ONWARD CHAIN ** Situated on one of Macclesfields premier roads, located within a short walk of the Chestergate shops, the Picturedrome as well as many other vibrant and cosmopolitan bars, restaurants and the Town Centre. Retaining many period features, the interior design is a subtle combination of the traditional and the contemporary and for those who appreciate that compromise in style really should direct their attention to this property. Set back behind a small garden and in brief comprises; entrance hall, living room with feature log burning stove, dining room, breakfast kitchen, downstairs shower room and cellar. To the first floor are two double bedrooms, a single bedroom and spacious family bathroom. Stairs lead off the main landing to a loft with Velux window. To the rear is a private courtyard garden enjoying a high degree of privacy.

**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 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 along Hibel Road in the direction of Prestbury, at the roundabout turn left into Churchill Way. At the first set of traffic lights turn right into King Edward Street and at the next set of traffic lights bearing right onto Prestbury Road. The property will found on the left hand side.

**Entrance Hallway**
Accessed via a composite front door. Stairs to the first floor. Recessed ceiling spotlights. Radiator.

**Living Room**
12'4 x 12'3
Bright and airy reception room featuring a log burning stove set within the chimney breast. Double glazed sash window to front aspect. Cupboard housing meters. Ceiling coving. Recessed ceiling spotlights. Radiator. Double doors into Dining Room.

**Dining Room**
13'2 x 12'4
Ample space for a dining table and chairs. Laminate floor. Double glazed French doors opening to the patio area. Ceiling coving. Radiator.

**Kitchen**
14'10 x 7'5
Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Inset one and a quarter bowl sink unit with mixer tap and drainer. Tiled splashbacks. Four ring gas hob with extractor over. Built in double oven. Space for under-counter fridge, washing machine and tumble dryer. Cupboard housing boiler. Tiled floor. Radiator. Double glazed window to side aspect. Door to Downstairs Shower Room. Access to the cellar.

**Downstairs Shower Room**
Fitted with a shower tray, push button low level WC and pedestal wash hand basin. Tiled floor and part tiled walls. Double glazed window to the rear aspect. Electric storage heater.

**Cellar**
Single chamber cellar.

**Stairs To The First Floor Landing**
Stairs lead off the main landing to the loft room. Under stairs storage cupboard.

**Bedroom One**
12'4 x 12'2
Double bedroom with double glazed sash window to front aspect. Radiator.

**Bedroom Two**
12'7 x 11'3
Double bedroom with double glazed window to rear aspect. Double bedroom fitted with a range of wardrobes. Radiator.

**Bedroom Three**
8'10 x 7'4
Good size third bedroom with double glazed sash window to front aspect. Radiator.

**Family Bathroom**
Spacious family bathroom fitted with a freestanding roll top bath, separate double shower cubicle, low level WC and pedestal wash hand basin. Chrome ladder style radiator and additional radiator. Tiled floor and part tiled walls. Radiator. Double glazed window to rear aspect.

**Stairs To The Loft Room**
Latch lock door to the loft space.

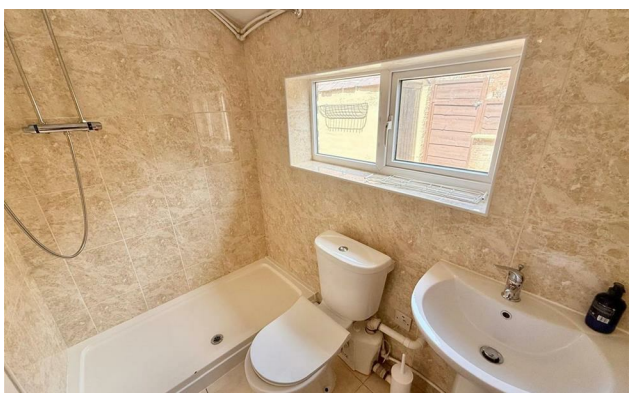
**Loft**
Restricted head height. Radiator. "Velux" window. Storage to the eaves.

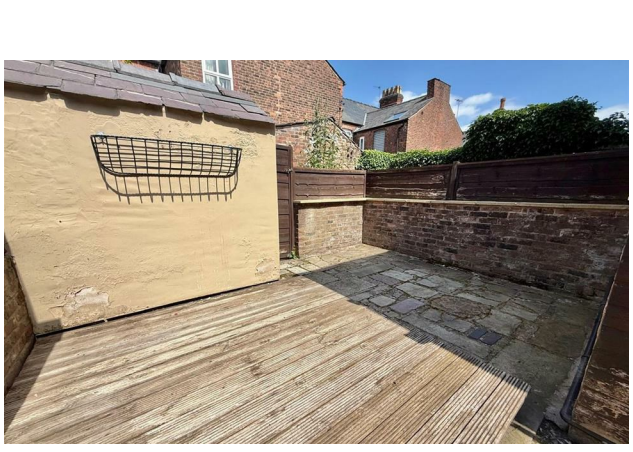
**Outside**

**Gardens**
Externally the property is set back behind wrought iron railings and to the rear is a pleasant flagged garden with a decked patio area and outbuilding.

**Tenure**
The vendor has advised that the property is Leasehold and that the term is 999 years from 2 February 1857.
We also believe the property to be council tax band C.
We would advise any perspective 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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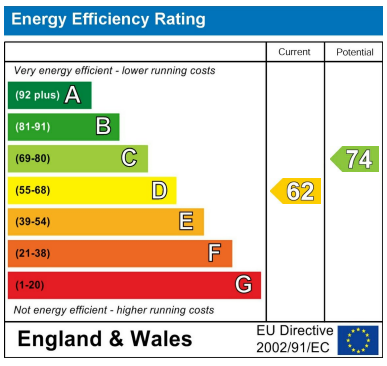


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