



53 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. Enjoying many period characteristics such as high cornice ceilings and deep skirting boards, alongside more contemporary features such as a gas central heating via a Worcester boiler. In brief the property comprises; entrance hall, spacious living room, dining room, breakfast kitchen and cellar. To the first floor are two double bedrooms, a single bedroom and bathroom. Externally, the property is set back behind a small garden. To the rear is a private courtyard garden enjoying a high degree of privacy.

£295,000

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 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

Stairs to the first floor. Cornice ceiling. Deep skirting boards. Doors to the reception rooms.

Living Room

12'6 x 12'0

Spacious reception room with high cornice ceiling. Double glazed sash window to the front aspect. Radiator.

Dining Room

14'0 x 11'0

Generous dining room with ample space for a dining table and chairs. Double glazed sash window to the rear aspect. Radiator.

Kitchen

14'4 x 10'6

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. One and a quarter bowl stainless steel sink unit with mixer tap and drainer. Four ring electric hob. Built in oven and microwave oven.

Space for a washing machine. Worcester boiler within cupboard. Contemporary radiator. Double glazed window to the side and rear aspect. Door to the side aspect. Access to the cellar.

Cellar

12'6 x 12'0

Large cellar with good head height.

Stairs To The First Floor

Spindled staircase to the first floor landing. Access to the loft space.

Bedroom One

17'0 x 12'0

Spacious double bedroom with double glazed sash window to the front aspect. Cornice ceiling.

Bedroom Two

14'0 x 11'0

Double bedroom with double glazed window to the rear aspect. Radiator.

Bedroom Three

10'6 x 5'3

Single bedroom with double glazed window to the side and rear aspect.

Bathroom

Fitted with a panelled bath with shower over, push button low level WC and pedestal wash hand basin. Built in airing cupboard. Double glazed window to the side aspect.

Outside

Rear Courtyard Garden

To the rear is a private courtyard garden enjoying a high degree of privacy.

Tenure

The vendor has advised that the property is Leasehold with a term of 999 years from 1854.

We also believe the council tax band to be C.

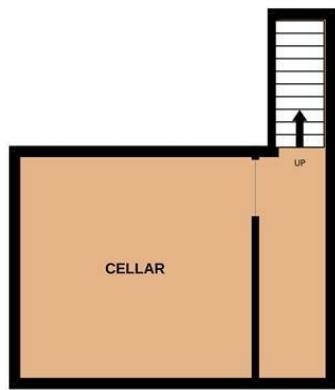
We would advise any perspective buyer to confirm these details with their legal representative.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



BASEMENT



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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