



*jordan* fishwick

20 Castlegate, SK10 4AZ  
Guide Price £860,000

**Castlegate PRESTBURY  
SK10 4AZ**

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**NO ONWARD CHAIN!** This stunning SIX bedroom detached residence is nestled away in idyllic Prestbury village. The property is situated a short stroll from the village and is positioned in an enviable cul-de-sac location. Boasting versatile living accommodation as well as enjoying many characteristics such as open plan living, yet providing more intimate areas, this elegant home will provide the perfect balance for the new owners. The accommodation comprises in brief: Substantial entrance hallway, 26' bay fronted living room with opening to garden room, kitchen, downstairs wc and double garage. To the first floor there are five double bedrooms with three en-suites, further good sized bedroom and a family bathroom. Externally there is a side garden which is laid to lawn which wraps around into a paved patio area to the rear of the property with hedges and timber panelled fencing to the boundaries. To the front of the property is a driveway with off road parking for two vehicles. Viewings essential to fully appreciate.

**Directions****Entrance Hallway**

Generous entrance hallway with stairs to first floor, radiator, uPVC double glazed window to side, recess ceiling spotlights.

**Study**

10'5 x 5'8

Radiator, uPVC double glazed window to front and side, radiator.

**Living Room**

26'0 x 15'1

Spacious 26'0 bay fronted living room with recess ceiling spotlights, feature fireplace, uPVC double glazed windows to front and side, two radiators.

**Garden Room**

UPVC double glazed windows to side and rear, radiator.

**Kitchen**

19'9 x 11'5

Range of base units with matching wall mounted units, five ring gas hob, integrated dishwasher, integrated oven and microwave, one and a half stainless steel bowl sink and drainer, uPVC double glazed windows to rear, recess ceiling spotlights, integrated fridge and freezer.

**Downstairs WC**

Wall mounted wash hand basin, low level wc, uPVC double glazed frosted window to front, radiator.

**Double Garage**

18'11 x 17'9

With electric up and over door, wall mounted boiler, door leading to rear garden.

**Landing**

Loft access, radiator, stairs to ground floor.

**Bedroom One**

19'4 x 8'5

Double bedroom with recess ceiling spotlights, radiator, uPVC double glazed window to front.

**En-suite**

Low level wc, pedestal wash hand basin, walk in shower cubicle, chrome heated towel rail, uPVC double glazed frosted window to front, tiled flooring.

**Bedroom Two**

Double bedroom with uPVC double glazed window to side, radiator, recess ceiling spotlights.

**En-suite**

Walk-in shower cubicle, pedestal wash hand basin, low level wc, chrome heated towel rail, uPVC double glazed frosted window to side, chrome heated towel rail, recess ceiling spotlights.

**Bedroom Three**

13'3 x 12'1

Double bedroom with fitted wardrobes, uPVC double glazed window to front, radiator, recess ceiling spotlights.

**En-suite**

Walk-in shower cubicle, wall mounted wash hand basin, low level wc, chrome heated towel rail, chrome heated towel rail, recess ceiling spotlights.

**Bedroom Four**

11'9 x 10'8

Double bedroom with fitted wardrobes, uPVC double glazed window to rear, recess ceiling spotlights, radiator.

**Bedroom Five**

11'15 x 10'8

Further double bedroom with fitted wardrobes, uPVC double glazed window to front, radiator, recess ceiling spotlights.

**Bedroom Six**

8'2 x 7'6

Further good sized bedroom with uPVC double glazed window to rear, radiator, recess ceiling spotlights.

**Bathroom**

Panelled bath, walk-in shower cubicle, wall mounted wash hand basin, low level wc, chrome heated towel rail, uPVC double glazed window to rear.

**Outside**

Externally there is a courtyard garden to the rear which leads to a side garden which is mainly laid to lawn with hedges and timber panelled fencing to the boundaries. To the front is a driveway with parking for two vehicles.

- Detached
- Six bedrooms
- Three En suites
- Cul de sac location
- Excellent standard throughout
- 26ft living room
- Walking distance of Prestbury village
- Garage



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		74
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



