



Prestbury Road, Macclesfield, SK10 1AU.  
£210,000

Est. 1930  
**Whittaker  
& Biggs**

## 47 Prestbury Road, Macclesfield

This spacious terrace home is located along one of Macclesfield's most favoured roads, being within minutes walk of the town centre and even closer to the immensely popular Macclesfield Picturedrome food hall, which is located literally around the corner on Chestergate. The accommodation to the first floor is larger than average, having the benefit of the extra space above the passageway and, the garden area is also a better size than found with many similar homes. In brief the property comprises; entrance hallway, living room, dining room, kitchen, landing, a huge 19ft principal bedroom, a second double bedroom and a very spacious shower room/wc. As mentioned, the rear garden is a great size for a terraced home. The property does require some up-dating and will, therefore, appeal to those buyers keen to make their own design choices and enjoy the process of creating a truly bespoke home for themselves. For sale with no onward chain - viewing is highly recommended.



## ACCOMMODATION

### Entrance Hall

Double glazed door with feature window over. Inner doorway. Radiator.

### Living Room 13' 0" x 11' 7" (3.95m x 3.53m)

Double glazed box bay window. Built-in cupboard. Stone fireplace. Radiator.

### Dining Room 12' 8" x 12' 0" (3.85m x 3.66m)

Double glazed patio doors to rear. Under-stairs storage cupboard. Radiator. Living flame gas fire with tiled hearth with wood surround.

### Kitchen 8' 5" x 7' 5" (2.57m x 2.26m)

Fitted kitchen units to base and eye level. One and quarter bowl sink unit with mixer tap. Plumbing for washing machine. Built-in oven and hob. Radiator. Door to rear. Window to side. Tiled floor Tiled splash backs.

### Landing 12' 0" x 5' 10" (3.67m x 1.78m)

Loft hatch. Radiator.

### Bedroom One 18' 11" x 13' 0" (5.76m x 3.95m) Maximum measurements

Two double glazed windows to front. Radiator. Tiled fireplace. The room is currently divided into two areas by fitted wardrobes and a dressing table. There is a doorway connecting the two areas.

### Bedroom Two 12' 7" x 12' 1" (3.83m x 3.68m)

Sash window to rear. Radiator.

### Shower Room 10' 9" x 8' 10" (3.28m x 2.69m)

A large room having a walk-in shower with mixer shower and shower boarding. Vanity sink unit with three storage cupboards/drawers under. W.C. Cupboard housing Vaillant gas central heating boiler. Window to side.

### Outside

Good sized paved rear garden. Brick walling. Gated.

Note:

Council Tax Band: C

EPC Rating: E

Tenure: believed to be Freehold





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

Proceed up Hibel Road and bear left at the roundabout onto Churchill Way. Turn right at the first set of lights and follow this road to the next set of lights. Bear right onto Prestbury Road and the property is on the right.

**IMPORTANT:** Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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