



Characterful 1970's family home with stunning gardens

36 Packsaddle Park, Prestbury, Macclesfield, Cheshire, SK10 4PU

Freehold

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Three double bedrooms • Three reception rooms • 2,293 sq feet • Cul-de-sac positioning • Landscaped gardens • Integrated double garage • Delightful aspect • Development potential

Local information

Set in an elevated position within a highly sought after cul-de-sac setting, the property was constructed in the late 1970's within the grounds of Packsaddle House. Situated 0.6 miles from Prestbury, the village offers a good range of amenities including bars, restaurants, pubs, Co-op grocery store, farm shop, pharmacy, doctors and other artisan offerings.

The area offers excellent choices of schooling with highly regarded local state schools and a wide choice of private schools. Prestbury C of E Primary is 1.1 miles away, The King's School in Macclesfield is 2 miles away and Ofsted rated Outstanding Fallibroome Academy is 2.2 miles.

The property is well placed for easy access to the M56, M6 and A6 for commuters to Manchester, Liverpool and beyond. Manchester Airport lies 10 miles away, Macclesfield train station is 3.9 miles away and offers a 1 hour 48 minute service to London Euston and a 22min service to Manchester Piccadilly.

About this property

Set within exquisite landscaped grounds of approximately quarter of an acre with far-reaching views of open countryside, this characterful detached home enjoys favoured positioning. The property is perfectly suited to those looking to downsize in addition upsizing families seeking a property to extend, remodel and further improve. Approached via a sweeping tarmacadam driveway,

the property offers ample parking and access to an integral double garage.

The accommodation is entered via a lower ground floor vestibule into a hallway with stairs up to the upper ground floor. Ahead, there is a versatile room currently used as a home office which flows into a 13'5 utility room with access to outside.

To the upper ground floor, a galleried landing creates a welcoming first impression and a feeling of space. On the left is an impressive 20'1 double-aspect living room with ceiling corning, stone fireplace with living flame gas fire and sliding doors onto the south facing side gardens. The dining room beyond features sliding doors leading to a rockery and patio, ideal for entertaining. The oak shaker style kitchen is accessible from both the dining room and the hallway and includes integrated Bosch double ovens, dishwasher, gas hob, extractor and space for a fridge freezer.

To the right of the hallway are three generously proportioned bedrooms, two benefiting from fitted wardrobes and the 15'7 principal bedroom offers a fully tiled en suite. A separate shower room completes the upper ground floor accommodation.

Externally, the property sits in simply stunning grounds to all sides which have been meticulously cared for, cultivated and matured over many years. The result is gardens of outstanding natural beauty and a delight for garden enthusiasts.





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Gross internal area (approx) 183 sq m / 1969 sq ft

Outbuildings Garage 30 sq m / 324 sq ft

Total 231 sq m / 2293 sq ft

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Basement

Ground Floor

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The position & size of doors, windows, appliances and other features are approximate only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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