



6 The Paddocks, Prestbury

Macclesfield

£695,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



6 The Paddocks

Prestbury, Macclesfield

A fantastic corner plot, four bedroom detached family home, located a short walk from Prestbury Village, offered to the market with no onward chain.

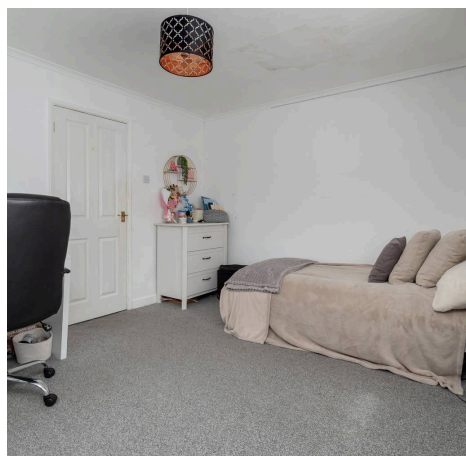
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- NO ONWARDS CHAIN
- CUL-DE-SAC
- CORNER PLOT
- CLOSE TO THE HEART OF PRESTBURY VILLAGE
- OVER 2,300 SQ FT



6 The Paddocks

Prestbury, Macclesfield

This substantial four-bedroom detached residence, extending to approximately 2,374 sq ft, is ideally positioned at the end of a quiet cul-de-sac, offering both privacy and a highly desirable setting.

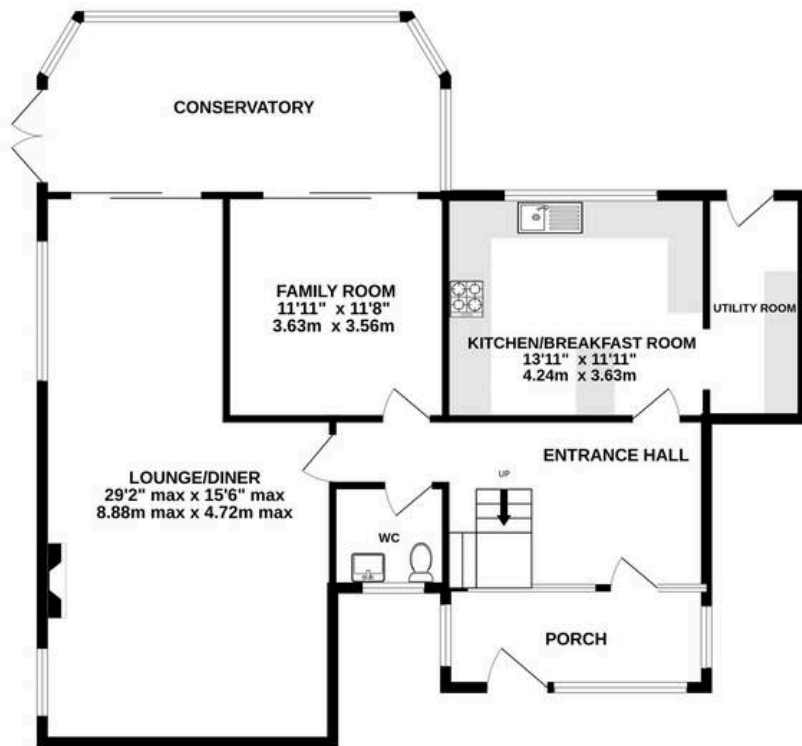
In need of renovation, the property presents an excellent opportunity for buyers looking to modernise and create a bespoke family home tailored to their own tastes and requirements. The accommodation currently comprises four well-proportioned bedrooms, including a principal bedroom with ensuite, alongside a family bathroom serving the remaining rooms.

The ground floor offers generous and versatile living space, including a kitchen, lounge, separate living room, and a conservatory that enjoys views over the garden, providing excellent scope for reconfiguration or extension (subject to necessary consents).

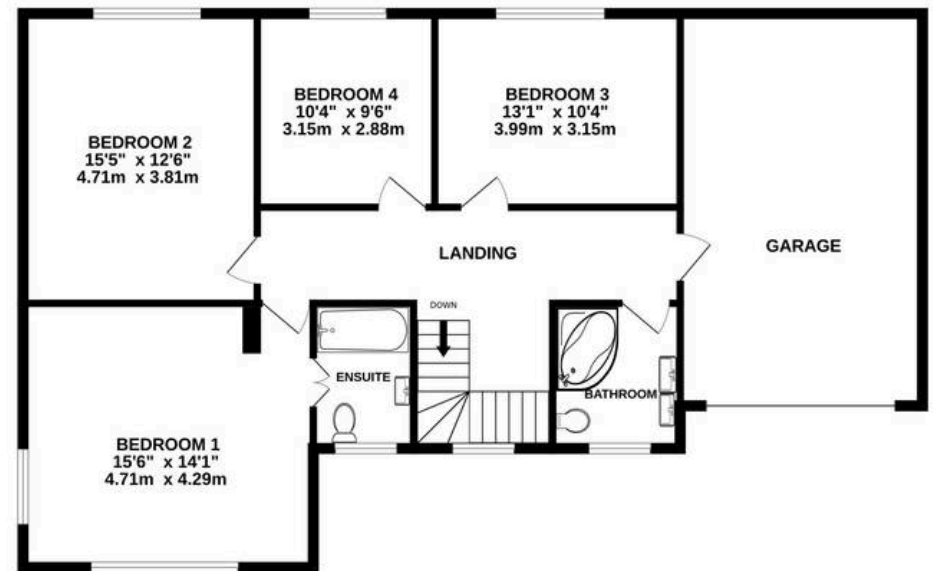
Occupying a corner plot, the property is offered with no onward chain, with its location is particularly appealing, being just a short walk from the amenities, shops, and charm of Prestbury village. This is a rare opportunity to acquire a spacious home in a prime location with significant potential for enhancement and value uplift



GROUND FLOOR
1196 sq.ft. (111.1 sq.m.) approx.



1ST FLOOR
1177 sq.ft. (109.4 sq.m.) approx.



TOTAL FLOOR AREA : 2373 sq.ft. (220.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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