



Byrons Lane, Macclesfield, SK11 7JS.
£550,000

Whittaker
& Biggs Est. 1930

78 Byrons Lane, Macclesfield

This splendid period property has five bedrooms and provides very spacious accommodation, which is arranged over three floors. There is also a useful cellar area, which provides excellent storage and potential for conversion into additional accommodation (subject to building regulations etc.). Pleasant views are enjoyed to the rear over the allotments and towards the golf club and the location affords quick access into the popular villages of Sutton and Langley, whilst still being handy for town. The property does now require some general up-dating and will most certainly appeal to those buyers seeking a home with lots of characterful features. In brief the accommodation comprises; storm porch, vestibule, large hallway, living room, sitting room, ground floor WC, dining kitchen, first floor landing, three bedrooms and a large family bathroom. At second floor level there is a further landing and an additional two bedrooms. There is also a store room. The majority of the windows were double glazed in 2022. Outside, there is a long garden to the rear, which enjoys a good deal of privacy and to the front a driveway provides off road parking. For sale with no onward chain. Viewing recommended.



ACCOMMODATION

Entrance Vestibule

Stained glass window to front. Space for coat hanging.

Hall 22' 1" x 7' 5" into stairs (6.73m x 2.26m)

Two double glazed sash windows to side. Radiator. Paneling to side of stairs.

Living Room 15' 11" x 14' 2" (4.85m x 4.33m)

Double glazed window to front. Two radiators. Fireplace with stove set within. Picture rail. Coving and ceiling rose.

Sitting Room 15' 11" x 15' 0" maximum (4.85m x 4.58m)

Double glazed window to rear. Two radiators. Fireplace with wood burning stove within. Picture rail. Coved ceiling.

Ground Floor W.C

Push button W.C. Pedestal wash basin. Radiator.

Cellar 18' 8" x 13' 5" main area (5.7m x 4.1m)

Double glazed window.

Dining Kitchen 16' 0" x 14' 7" (4.88m x 4.45m)

Fitted kitchen units to base and eye level with granite work tops and upstands. Integrated oven and grill and integrated gas hob. Plumbing for washing machine. One and half bowl inset sink unit with mixer tap. Folding double glazed patio doors to rear. Sash window with secondary glazing to side. This room benefits from independently controlled water born underfloor heating.

First Floor Landing

Radiator. Double glazed sash window.

Bedroom One 16' 10" x 15' 0" (5.14m x 4.58m)

Sash window to rear. Built-in cupboard. Radiator.

Bedroom Two 14' 4" x 13' 0" into wardrobes (4.36m x 3.96m)

Two double glazed sash windows to front. Built-in cupboard and wardrobe.

Bedroom Three 11' 3" x 10' 5" (3.43m x 3.18m)

Double glazed sash window to front. Radiator.

Bathroom 14' 9" x 8' 9" (4.5m x 2.66m)

Paneled bath. Shower enclosure with mixer shower. Pedestal wash basin. W.C. Cupboard housing Worcester combination gas central heating boiler. Ladder radiator. Double glazed window to rear. Radiator. Two light tubes.

Second Floor Landing

Double glazed sash window.

Bedroom Four

Double glazed window to rear and side. Velux window. Radiator.

Bedroom Five 14' 9" x 9' 10" (4.5m x 3m)

Areas of reduced head height. Double glazed window to front. Radiator.

Store Room 7' 2" x 5' 7" (2.18m x 1.7m)

Reduced height door into eaves area.

Outside

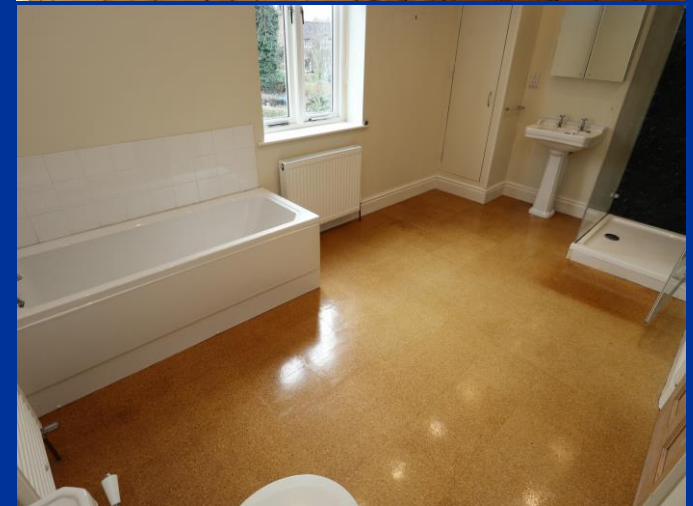
To the rear of the property there is a long rear garden and a raised patio/deck area. The garden benefits from in particular from a number of different varieties of apple trees in addition to mature soft fruits. There is also a green house, an open brick store and a pond. A stone pathway to side of house leads round to a concrete driveway, which provides off road parking along with a green hardstanding to the front.

Note:

Council Tax Band: E

EPC Rating: E

Tenure: Leasehold





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.
Made with Metropix ©2025

Directions

From this office turn right opposite the railway station into Sunderland Street. At the traffic lights at Park Green turn left into Mill Lane, proceed through the next light bearing right onto the continuation of Mill Lane. Turn left onto Byrons Lane at the lights and the property is on the left.

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.

2 - 4 Church Street Macclesfield Cheshire SK11 6LB

T: 01625 430044

E: macclesfield@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

Est. 1930
**Whittaker
& Biggs**