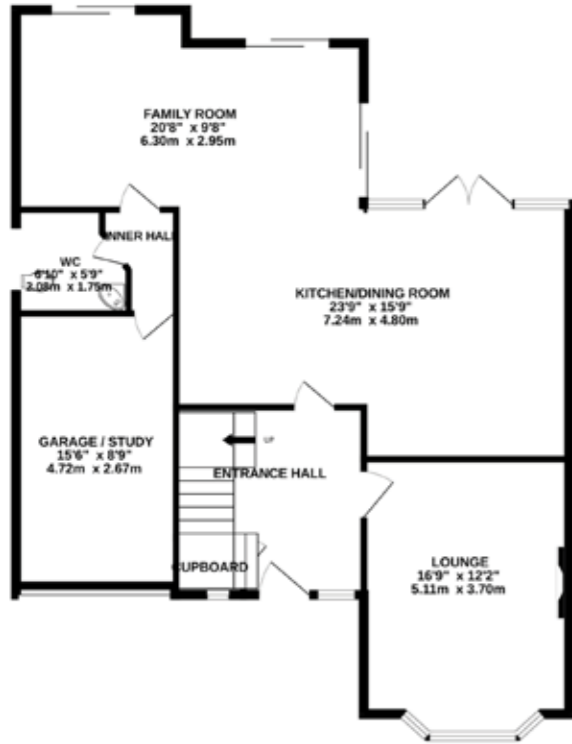
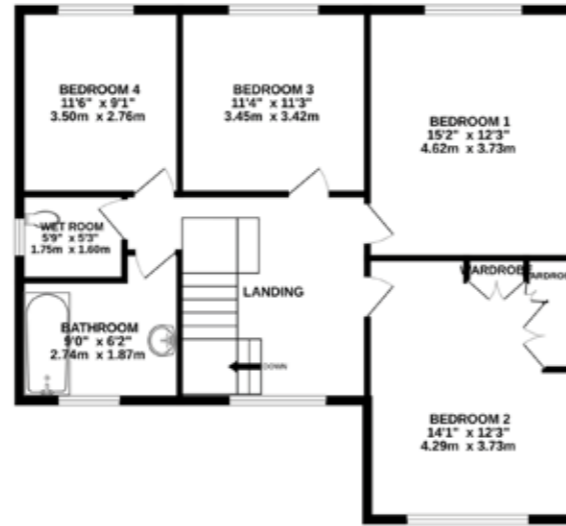


**42 IVY LANE**  
Macclesfield  
**£750,000**

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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**NOTICE**  
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THE AREAS LEADING ESTATE AGENCY

A substantial, superbly modernised 1930's DETACHED FAMILY HOME with larger than average mature, well stocked gardens and light and airy accommodation including **FOUR DOUBLE BEDROOMS**, period style family bathroom, modern wet room and a stunning OPEN PLAN LIVING KITCHEN. **MUST BE VIEWED.**

Macclesfield  
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[gascoignehalman.co.uk](http://gascoignehalman.co.uk)



**GASCOIGNE HALMAN**



- Substantial fully renovated 1930's detached family home
- Sought after residential road not far from town centre
- Stunning re-modelled open plan living kitchen with Belling Rangecooker

- Four generous double bedrooms
- Family bathroom, separate wet room, downstairs utility/ WC
- Well maintained mature large rear gardens, generous driveway to the front

**£750,000**

**42 IVY LANE**

Macclesfield



Ivy Lane has long been regarded as one of Macclesfield's premier residential locations, characterised by mainly older style properties, located within walking distance to the town centre. This substantial detached family home was constructed in the 1930's and is set well back from the road via a deep driveway and turning area, whilst special mention must be made of the larger than average, well maintained, mature rear gardens which include a "secret garden" area to the rear. The accommodation has been fully renovated and modernised and now includes a lovely large entrance hall with cloaks cupboard, a cozy lounge with log burner and a stunning, bright, open plan living kitchen with dining area and sitting area with a log burner

opening into the garden. A rear hall opens into the utility room with WC and the garage which has been converted into a study. To the first floor a lovely galleried landing provides access to four generous double bedrooms, a superb period style family bathroom and a fully tiled wet room. An absolutely stunning family home, which must be viewed to be appreciated.

**LOCATION**

Macclesfield is a thriving market town that provides a comprehensive range of shops, varied social and recreational amenities and good schools for children of all ages. For the commuter, Manchester International Airport and its connection with the North West motorway network are

approximately thirty minutes away by car and the railway station in Macclesfield provides fast and frequent Intercity and commuter links with Manchester, London and the surrounding business centres.

**DIRECTIONS**

Leaving Macclesfield along Park Lane, continue through the traffic lights into Ivy Lane continue for a short distance and the property can be found situated on the right hand side.  
POSTCODE : SK11 8NR

**TENURE**

We are informed by our client that the property is freehold and free from chief rent. Prospective purchasers are advised to confirm this point with their solicitor.

**SERVICES (NOT TESTED)**

Services have not been tested and you are advised to make your own enquiries and/or inspections.

**LOCAL AUTHORITY**

Cheshire East Borough Council. Tax Band : G

**VIEWING**

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



gascoignealman.co.uk

**GASCOIGNE HALMAN**