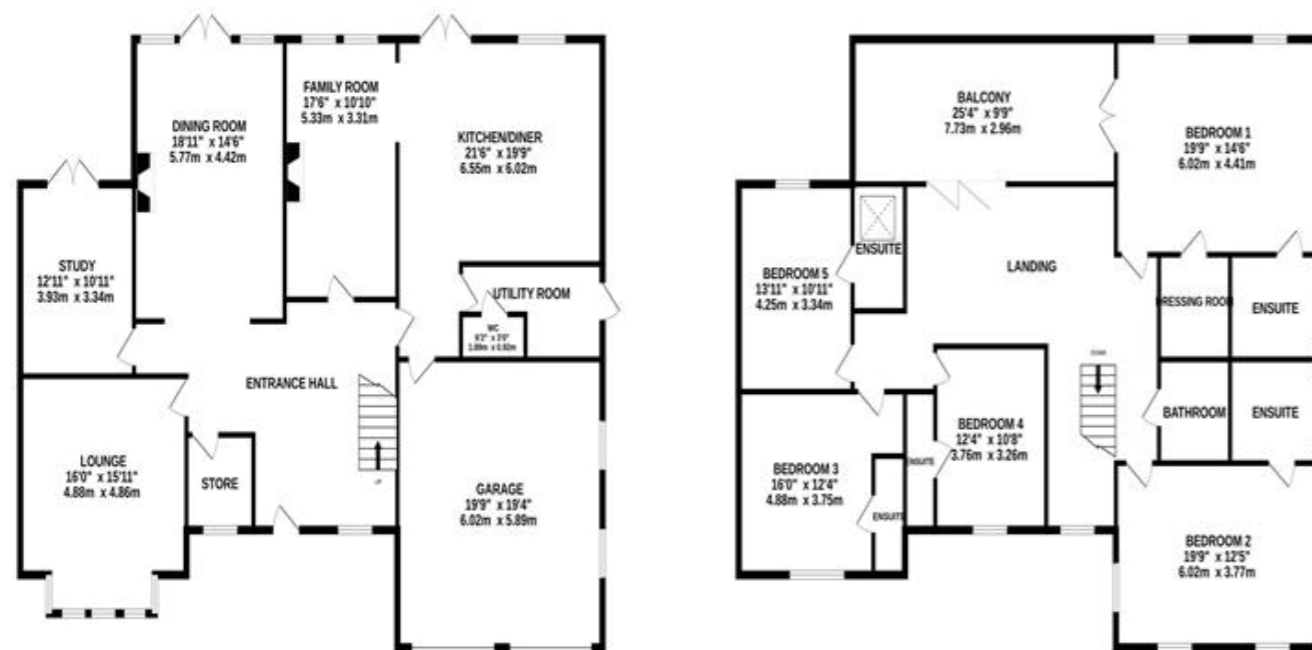


**51 ROBIN LANE**  
 Lyme Green, Macclesfield  
**OFFERS AROUND**  
**£650,000**

GROUND FLOOR

1ST FLOOR



INCLUDING BALCONY  
 TOTAL FLOOR AREA: 3914 sq.ft. (363.6 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
 Made with Metropix ©2023



**NOTICE**  
 Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Macclesfield  
 80-82, Waters Green, MACCLESFIELD SK11 6LH  
 01625 511367 macclesfield@gascoignehalman.co.uk

gascoignehalman.co.uk



**GASCOIGNE HALMAN**

A substantial FIVE DOUBLE BEDROOM, SIX BATHROOM DETACHED family home of grand proportions with large gardens and a double garage, enjoying the most fabulous views to the rear. The property needs finishing, so currently has no bathrooms or a kitchen and will require substantial further refurbishment.

- Substantial detached property
- In need of finishing refurbishment - Great Potential - NO CHAIN
- Five double bedrooms, six bathrooms

- Generous room sizes throughout
- Lovely Gardens with super open views
- Sought after outskirts location close to open countryside

**OFFERS AROUND  
£650,000**

**51 ROBIN LANE**  
Lyme Green, Macclesfield



A substantial five bedroom, six bathroom detached family home with substantial accommodation of almost 3700 sqft. The property requires finishing, whilst a lot of work has been done to the house and looks to have been done to a very high standard it still requires a kitchen, utility room as well as all bathrooms. The house stands in amazing gardens with a stunning open aspect and currently comprises a covered entrance porch, an impressive hall with a cloakroom/WC, a galleried landing, four large reception rooms, a spacious dining kitchen, second WC and a utility room. On the first floor there is a fabulous landing with a large balcony taking in the amazing view, five large double bedrooms, five en-suites,

a dressing room and a main bathroom. The loft is fully floored with plastered walls and lighting. Larger than average double garage and generous gardens outside. This really will make an impressive, substantial home when completed.

**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 London Road, after passing Macclesfield Town FC and the petrol station on the right hand side at Lyme Green, turn left onto Robin Lane. The property will be found after a short distance on the left hand side set back from the road. POSTCODE : SK11 0LF

**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 : H

**VIEWING**

Viewing strictly by appointment through the Agents.

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



gascoignealman.co.uk

**GASCOIGNE HALMAN**