



**GASCOIGNE
HALMAN**

339 PARK LANE, MACCLESFIELD

THE AREAS LEADING ESTATE AGENT

| £495,000

A substantial DETACHED Victorian residence boasting accommodation over three floors, with FOUR GOOD SIZE DOUBLE BEDROOMS, large open plan dining kitchen, DOUBLE GARAGE and GARDENS to three sides.

A handsome detached Victorian Villa offering substantial family accommodation set out over three floors and retaining many fabulous period features. The property boasts a corner position with gardens to three sides and has the added benefit of a detached brick built garage with light and power, accessed via Cromwell Road. The accommodation is in need of some general cosmetic improvements and in brief comprises an entrance vestibule with original tiled floor and walls, an entrance hall with original ceiling features and architraves and access to the cellar, a cloakroom/WC and an impressive main reception room with double glazed sash bay windows and a fireplace with solid fuel grate. The generous open plan living kitchen is fitted with attractive cream units, a centre island, a period fireplace and tiled floor with underfloor heating, and gives access to the utility room and the sun room. The first floor landing has a glorious stain glass window and leads to two double bedrooms, the family bathroom with freestanding bath and shower, as well as a separate WC. The second floor landing gives access to two further

generous double bedrooms, one with a period fireplace and there is ample under eaves storage and a study/nursery. A superb period residence in a central location, 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 Sunderland Street continue straight through the traffic lights at Park Green into Park Street and at the roundabout bear left into Park Lane. Continue straight through the main traffic lights with Bond Street and the property can be found after a distance on the right, POSTCODE : SK11 8AE

EPC RATING F CHESHIRE EAST BAND E



MACCLESFIELD OFFICE

01625 511367

macclesfield@gascoignehalman.co.uk

80 - 82 Waters Green, Macclesfield, SK11 6LH

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