



**GASCOIGNE  
HALMAN**

PARK LANE, MACCLESFIELD, EPC NOT REQUIRED  
CHESHIRE EAST BAND E

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THE AREAS LEADING ESTATE AGENT

## OFFERS OVER £550,000

A most handsome double fronted Victorian residence with accommodation on a grand scale over three floors with seven bedrooms, two bathrooms and large cellars. Parking, courtyard garden, views over south park and being situated in a great location close to the Town Centre.

A substantial, elegant, Grade II listed, double fronted Victorian residence offering accommodation on a really grand scale and retaining most of the wonderful original features.

It is not every day that a house such as this comes to the market and we would urge prospective viewers to arrange an early viewing to appreciate this house in its full glory. The house is in need of full modernisation but offers fabulous potential.

The scale of the rooms are spectacular with all of the original features, spanning over three floors, and also a cellar, with SEVEN bedrooms and TWO bathrooms. The house is located on one of Macclesfield's most sought after roads, and this house has a lovely courtyard style garden, gated off road parking to the rear and fabulous views over South Park, the town's largest park.

In brief the accommodation comprises of a grand entrance hall with the fabulous original cornice, original staircase to the first floor and a door giving access through into the reception rooms.

The main lounge retains the original windows and shutters, the original marble fireplace and parquet flooring. The dining room is also on a grand scale with original features, two steps down to the rear porch which in turn leads to the garden. There is also a dining/kitchen which is a great size with some original units

and an excellent sized utility room. There is also access to the cellar.

At first floor level, being a split level, there are FOUR large double bedrooms, a main family bathroom and the original turn staircase giving access to the second floor, again being split level, where there are a further THREE double bedrooms, a good sized shower room and a large walk-in store.

The property also enjoys fabulous cellars which comprise of two main rooms both with windows to the front. There is a smaller room which is ideal for storage.

Outside to the rear is a lovely courtyard garden which is extremely private and a driveway accessed by a double gate. To the front is a small garden area and a path to the front door.

### DIRECTIONS

Leaving Macclesfield on the A536 Park Lane, the property can be found on the left hand side just before the turning into Ryles Park Road. POSTCODE: SK11 8AA

### 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.

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## MACCLESFIELD OFFICE

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