



**GASCOIGNE  
HALMAN**

PARK MOUNT DRIVE, MACCLESFIELD

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THE AREAS LEADING ESTATE AGENT

PARK MOUNT DRIVE, MACCLESFIELD



## PARK MOUNT DRIVE, MACCLESFIELD

**£525,000.00**

An Extremely Well Proportioned Three Double Bedroom Two Bathroom Detached Home

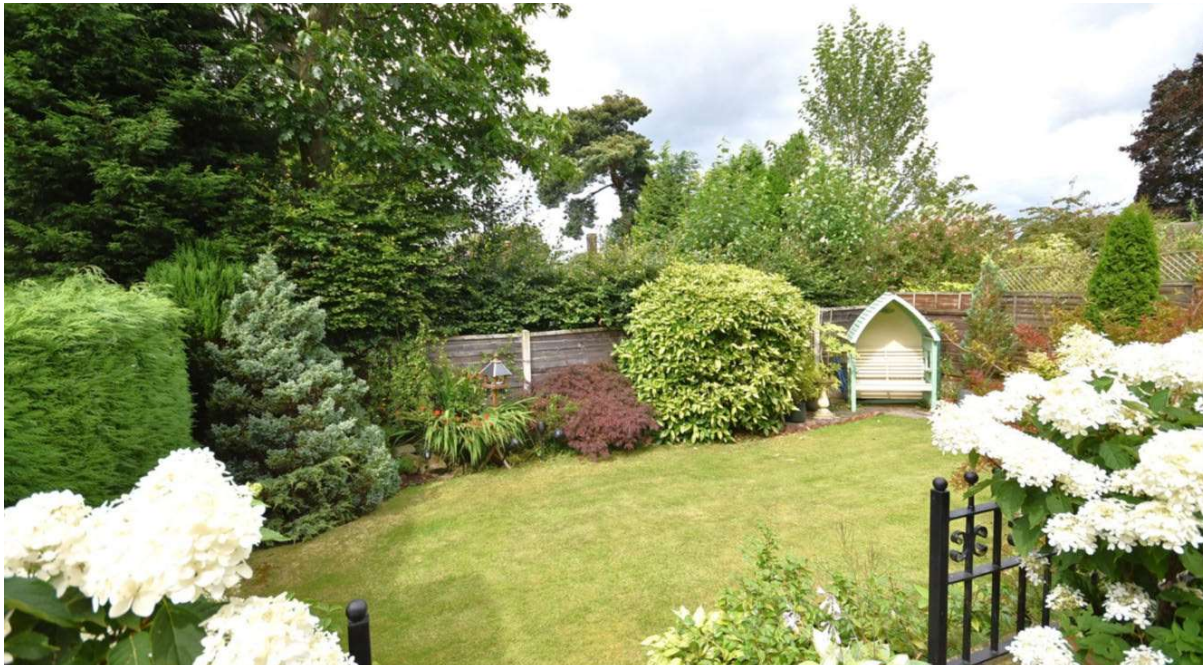
Built To A Most Appealing Design In Reclaimed Cheshire Brick

Situated In One Of Macclesfield's Most Sought After Locations

Extremely Well Presented Throughout With Two Refitted Bathrooms And Kitchen

Warmed By A Newly Installed Gas Fired Central Heating And Having uPVC Double Glazing Throughout





An extremely well proportioned three double bedroom two bathroom reclaimed Cheshire brick built detached home offering extremely stylish accommodation throughout, private gardens to both the front and the rear and situated on one of Macclesfield's most sought after locations.

The property has a covered entrance porch and upon entering the property is a good sized entrance hall with stairs to the first floor, an understairs storage cupboard and double doors opening through into the main lounge. The main lounge is of excellent proportions being a through room with a bay window to the front aspect, two circular windows to the side aspect and French doors opening onto the rear garden making this room particularly light and airy. The focal points of this room are a stone built fireplace housing a multi fuel burner and lovely exposed beams and the room opens into the dining room which has a large walk in bay window taking in the view of the private garden and having window seating.

The dining/kitchen has been beautifully refitted in a quality range of units with Encore Crystal work surfaces and integrated appliances to include an Electrolux induction hob with extractor over, a matching double oven, a CBA dishwasher, space for a fridge freezer and ample room for a kitchen table. It benefits from wooden effect flooring, a window overlooking the rear garden and a door giving side access.

The garage is larger than average with an electrically operated up and over door and a courtesy door into the kitchen. Additionally there is an attractively fitted cloakroom that could be used as a small office with a window to the side aspect as well as an attractively fitted cloakroom/WC.

To the first floor the landing has a window to the front aspect, an airing cupboard housing a newly installed hot water cylinder and loft access via a pull down ladder.

There are three well proportioned double bedrooms, the master having a range of mirrored fronted wardrobes with sliding doors and a beautifully fitted en-suite comprising of a vanity wash basin, low level WC with enclosed cistern, a walk-in shower cubicle, lovely laminate flooring and a window.

The family bathroom is fitted with a four piece suite including a panelled bathroom and walk in shower.

Outside the rear garden is enclosed by fencing and is extremely private, mainly laid to lawn with a patio. To the front the property enjoys a lovely set back position with a private garden enclosed by mature large shrubs and having a tarmacadam driveway with parking for several cars and leading to the garage.

#### 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.

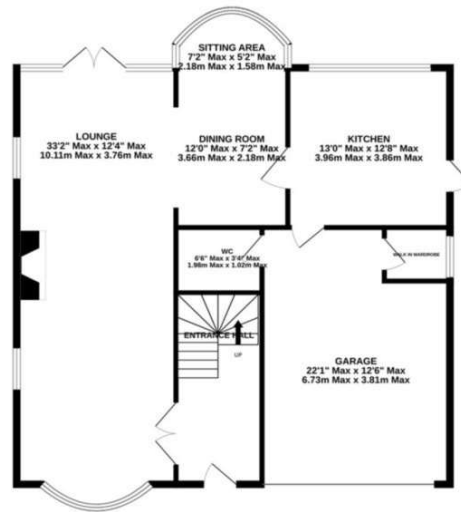
#### DIRECTIONS

From the centre of Macclesfield travel out along Park Lane as far as the second set of traffic lights at the junction with Congleton Road. Carry straight over into Ivy Lane and take the first left into Park Mount Drive. Keep to the right as the road splits. The property can be found on the right hand side. POSTCODE SK11 8NT

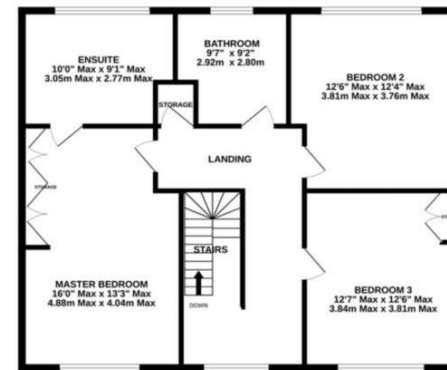
#### EPC TBC CHESHIRE EAST BAND F

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.

GROUND FLOOR  
1143 sq.ft. (106.2 sq.m.) approx.



1ST FLOOR  
969 sq.ft. (90.1 sq.m.) approx.



TOTAL FLOOR AREA: 2112 sq.ft. (196.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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## MACCLESFIELD OFFICE

01625 511367

macclesfield@gascoignehalman.co.uk

80 - 82 Waters Green, Macclesfield, SK11 6LH

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HALMAN**