





34, Ivy Lane, Macclesfield, Cheshire SK11 8NR

Ivy Lane is a delightful tree-lined location that provides the perfect setting for this attractive 1930's detached family home. Set within an impressive plot, the property has been well maintained over the years and still has excellent scope for further improvement and extension.

The property comprises a porch, entrance hall, lounge, dining room, sunroom, kitchen, utility room to the ground floor, as well as a downstairs bedroom with an adjoining en-suite. The first floor consists of three bedrooms and a bathroom.

The property is set behind a block-paved driveway that allows for ample parking and is partially enclosed within stone-walled and shrubbed borders. To the rear, there is an attractive and impressive garden which is fully enclosed within fenced and stone wall borders and incorporates a stone-flagged patio, and a good sized, well kept lawn making this an ideal space to enjoy and relax.

Macclesfield is a thriving business centre and market town with excellent local amenities and a choice of modern leisure and sports facilities. The town is situated on the Cheshire Plain, at the edge of the Peak District National Park with its picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links including national motorways, major roads and train networks, including the West Coast Line direct to London. Manchester International Airport is only thirteen miles away by road. Greater Manchester is within comfortable daily travelling distance and there are regular bus services to neighbouring towns.

From the Railway Station, proceed along Sunderland Street to Park Green. Continue across the traffic lights into Park Street and across the roundabout into Park Lane. At the second set of traffic lights, proceed ahead into Ivy Lane, where the property can be found on the right-hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

First Floor

Porch

uPVC front door with double glazed leaded style windows inset and adjoining. Exposed brick elevations. Tiled flooring.

Entrance Hall

Inner door with glass panels inset and adjoining. Handrail and ornate wrought iron balustrade to the staircase. Cupboard housing the gas/electric meters. Wall light point. Double panelled radiator.

Lounge

13'04 x 12'04

Marble fireplace with wooden surround and mantel. Wall light points. T.V. aerial point. Double panelled radiator. Access to the Sun Room.

Dining Room

13'03 x 11'05

Stone built fireplace with display plinths, mantel and hearth. T.V. aerial point. uPVC double glazed leaded style bow window. Double panelled radiator.

Sun Room

12'11 x 9'05

uPVC double glazed windows with stained glass panels. uPVC door opening onto the rear garden. Wall light points. Double panelled radiator.

Kitchen

9'02 x 8'08

A one and a half bowl, single drainer, stainless steel sink unit with mixer tap and base units below. An additional range of base and eye level units with contrasting work surfaces. Gas cooker point. Built-in dishwasher. Ceiling cornice. Partially tiled walls. uPVC double glazed window. Single panelled radiator.

Utility

8'08 x 5'10

Ample built-in shelving. Space for a fridge/freezer. Space for a tumble dryer. Partially tiled walls. Cupboard housing the Baxi combination style condensing boiler. Tiled flooring.

Access to walk-in pantry. uPVC double glazed window. Door opening to the side of the property.

Bedroom Four

9'00 x 8'00

uPVC double glazed leaded style bow window to the front elevation. uPVC double glazed window to the side elevation. Radiator.

En-suite

The white suite comprises a walk-in cubicle with Mira electric shower over, a wash basin with mixer tap and base unit below and a low suite W.C. Wall-mounted mirror fronted medicine cabinet. Electric shaver point. Extractor fan. Recessed spotlighting. Partially tiled walls. Tiled flooring. uPVC double glazed window. Double panelled radiator.

First Floor

Landing

Handrail and ornate wrought iron balustrade to the staircase. Window.

Bedroom One

13'06 x 11'05

Fitted wardrobes. uPVC double glazed leaded style bow window. Single panelled radiator.

Bedroom Two

13'04 x 11'04

Fitted wardrobes. uPVC double glazed window. Double panelled radiator.

Bedroom Three

9'04 x 8'02

Fitted wardrobes. Fitted shelving. uPVC double glazed window. Single panelled radiator.

Bathroom

The white suite comprises a tiled panelled bath with mixer taps and a fitted shower over with bi-folding screen, a pedestal wash basin with mixer tap and a low suite-suite W.C. Fully tiled walls. Tiled flooring. Recessed spotlighting. Storage cupboard with fitted shelving. uPVC double glazed windows. Chrome heated towel rail.

Outside

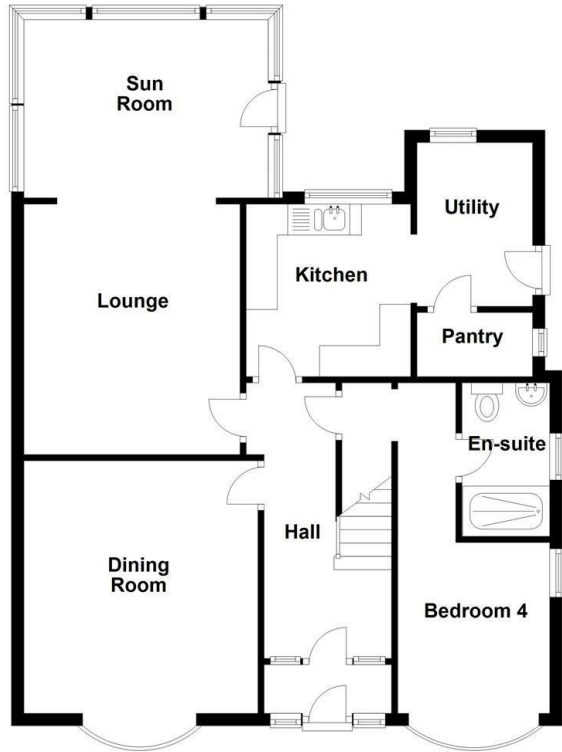
Gardens

The area to the front of the property is primarily block-paved providing for ample vehicular parking and is edged by borders of mature plants and shrubs. The garden to the rear is attractively designed and incorporates a raised flagged patio, a good sized lawn and an array of mature trees bushes and shrubs. The garden is fully enclosed within fenced and walled borders and is a lovely environment in which to relax and enjoy the outside space.

Offers Over £450,000

HOLDEN & PRESCOTT

Ground Floor



First Floor

