





11, Robin Lane, Macclesfield, Cheshire SK11 0LF

Robin Lane is a highly sought-after location in the popular Lyme Green area in the parish of Sutton. This particular property has benefited from a cleverly thought out two storey extension to provide spacious accommodation. The property is in good order throughout and will be a super family home that will appeal to a wide range of buyers.

The property is warmed by gas-fired central heating, complimented by uPVC double glazing, and in brief comprises a hallway, cloakroom/W.C., lounge, dining room and kitchen to the ground floor and three bedrooms and a bathroom to the first floor. There is a substantial driveway to the front of the property and generous lawned gardens to the rear with a good-sized patio.

Situated in a popular village, this home offers a sense of community and convenience. Local amenities and scenic walks are right on your doorstep.

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.

Proceed out of Macclesfield in a southerly direction along the A523. Proceed past the Football Club, and Robin Lane can be found second turning on the left-hand side. The property can be found on the left.

Viewing: By appointment with Holden and Prescott 01625 422244

Entrance Hall

Composite front door with stained glass leaded window inset and adjoining uPVC double glazed window.

Cloakroom/W.C.

Low suite W.C. Vanity wash hand basin with tiled splashback. Gas fired central heating and domestic hot water combination boiler. uPVC double glazed window.

Lounge

12'6 x 10'6

Open dog grate fireplace with attractive surround and tiled hearth. T.V. aerial point. Picture rail. Stripped wooden floor. uPVC double glazed window. Archway to Dining Area.

Dining Room

11'0 x 10'5

Picture rail. uPVC double glazed window. Double panelled radiator.

Kitchen

18'2 x 9'1

A single drainer one and a half bowl stainless steel sink unit with mixer taps and base units below. An additional range of matching base and eye level units with wood block work surfaces over and contrasting tiled splashbacks. Built-in five ring stainless steel hob with extractor canopy over. Built-in double oven. Plumbing for automatic washing machine. A further range of built-in units with pull-out drawers and additional storage units. Velux window. uPVC patio doors opening onto the rear garden.

Landing

Dado rail. Loft access. Telephone point. uPVC double glazed window.



Bedroom One

13'6 x 10'7

Picture rail. Built-in wardrobes. uPVC double glazed window. Double panelled radiator.

Bedroom Two

13'2 x 10'7

uPVC double glazed window. Double panelled radiator.

Bedroom Three

6'8 x 5'3

uPVC double glazed window. Double panelled radiator.

Bathroom

8'10 x 6'1

A three-piece suite comprising a sunken tiled panelled bath with central mixer taps and thermostatic shower over, a vanity wash hand basin with mixer taps and low suite W.C. Fully tiled walls. Tiled flooring. Recessed spotlighting. Velux window. uPVC double glazed window. Vertical chrome heated towel rail.

Outside

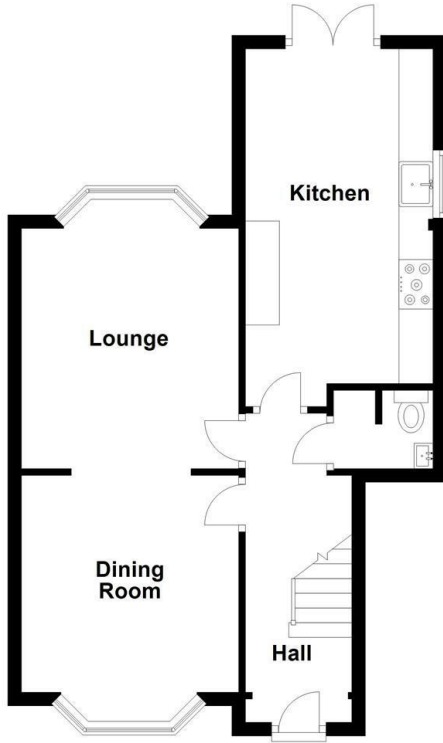
Gardens

To the front of the property there is a substantial driveway which provides ample off-road parking as well as neat raised well-stocked flower beds with a hedged border. To the rear, the garden is enclosed within fenced borders and incorporates a stone flagged patio area which in turn leads to a neat lawn with attractively planted shrubs and bushes and as well as an additional patio area. There is also a timber garden shed.

£339,950

HOLDEN & PRESCOTT

Ground Floor



First Floor

