





## 2, Park Mount Drive, Macclesfield, Cheshire SK11 8NT

This most attractive bungalow has an outstanding position, being located on one of the area's most sought after roads with views to the front of Shutlingsloe. This is a high-quality property offering beautifully proportioned accommodation with the benefit of both gas-fired central heating and uPVC double glazing.

Beyond the enclosed porch, there is a hall and lounge with double doors to the garden, dining room, kitchen and study, which could quite easily double as a third bedroom, two double bedrooms, one with en suite and a further family bathroom.

A large modern garage provides generous parking and storage and even incorporates a small second office. Well tended landscaped gardens to three sides complete what many will consider a perfect bungalow.

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 along Park Lane through two sets of traffic lights into Ivy Lane and take the first turn on the left-hand side into Park Mount Drive. Bear left, where the property can be found on the right-hand side.

**Viewing: By appointment with Holden and Prescott 01625 422244**

## **Porch**

uPVC windows and door. Radiator.

## **Entrance Hall**

Ceiling cornice. Telephone point. Radiator.

## **Lounge**

13'10 x 11'10

Living flame electric fire set within an attractive marble fireplace with wooden surround and mantel. T.V. aerial point. Ceiling cornice. uPVC double glazed patio doors to rear garden. Radiator.

## **Dining Room**

10'11 x 9'11

Dimmer switch. Ceiling cornice. Loft access. Airing cupboard. uPVC double glazed window. Radiator.

## **Kitchen**

10'9 x 9'10

Single drainer one and a half bowl, stainless steel sink unit with base units below. An additional range of matching base and eye level units with contrasting work surfaces. Built-in double oven and grill. Built-in four ring electric hob with extractor hood. Plumbing for automatic dishwasher. Ceiling cornice. Partially tiled walls. uPVC double glazed window and door to rear porch. Radiator.

## **Rear Porch**

6'5 x 4'6

uPVC double glazed window and door. Plumbing for automatic washing machine. Work surface.

## **Bedroom One**

13'11 x 12'0

A comprehensive range of built-in bedroom furniture including wardrobes, chest of drawers and additional storage cupboards. Ceiling cornice. uPVC double glazed window. Radiator.



### **Bedroom Two**

10'6 x 10'4

A range of built-in bedroom furniture including two double wardrobes, central dressing table with drawers and storage cupboard over. Ceiling cornice. uPVC double glazed window. Radiator.

### **En Suite Shower Room**

A fully tiled shower cubicle with thermostatic shower. Pedestal wash basin. Low suite W.C. Fully tiled walls. Shaver point.

### **Bedroom Three/Study**

10'7 x 9'0

uPVC double glazed window. Radiator. Access to garage.

### **Bathroom**

A coloured suite comprising a panelled bath with thermostatic shower over, a pedestal wash basin and a low suite W.C. Fully tiled walls. Wall-mounted medicine cabinet. Shaving point. uPVC double glazed window. Radiator.

### **Outside**

#### **Gardens**

The property benefits from a generous corner plot with neat well-manicured lawns to both the front and side and which are accented by mature, well-stocked flower beds and borders. There is also a driveway providing ample off-road parking and access to the garage. To the rear of the property there are additional, fully enclosed lawned gardens with a stone flagged patio area.

#### **Garage**

Electric up and over door. Power and light. Water tap. uPVC double glazed door to rear garden. Store area with power and light.

**£399,950**

**HOLDEN & PRESCOTT**





