





## 49, Byrons Lane, Macclesfield, Cheshire SK11 7JW

This three storey period property is an impressive home for, not only does it offer beautifully proportioned accommodation, it has a character all of its own.

The property does not require general modernisation throughout however, in recent years it has received certain upgrades to bring it towards HMO standards. Further information is available.

On the ground floor there is a hall, lounge and a separate dining room, morning room and kitchen. To the two upper levels there are four double bedrooms, a family bathroom and a shower room servicing the second floor. Gas fired central heating is installed with an efficient boiler and there is double glazing to the majority of the windows.

This property is ideally suited to those seeking space and the opportunity to create a home of their own.

The house is set back from the lane, whilst to the rear there is an enclosed cottage garden with paving.

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 towards Leek along the A523. At the traffic lights signposted Sutton, Langley & Wincle turn left onto Byrons Lane. Continue along the lane and the property can be found on the right hand side just after Mee Street.

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

## Ground Floor

### Entrance Hall

Handrail to staircase. ceiling cornice. Picture rail. Dado rail. Wooden flooring. Firelight via an alarm control panel. Single paneled radiator.

### Lounge

13'11" x 13'10"

Fireplace. Ceiling cornice. Picture rail. T.V. aerial point. Shelving. uPVC double glazed window. Fire door. Single panelled radiator.

### Dining Room

14'6" x 14'6"

Fireplace. Cupboards and shelving to the chimney recess. T.V. aerial point. Double panelled radiator. Openway through to the Morning Room.

### Kitchen

10'0" x 9'10"

Stainless steel sink unit with mixer tap and base cupboard below. An additional range of base and eye level cupboards with contrasting work surfaces and tiled splashbacks. Integrated single oven with four ring electric hob. Plumbing for washing machine. Space for an up and over fridge freezer. Ideal combination style condensing boiler. Skylighting. Tiled flooring. Window. Double panelled radiator.

### Morning Room

9'9" x 7'0"

Wooden flooring. uPVC patio doors to the garden. Single panelled radiator. wall lights.

### Cellar

## First Floor

### Landing

Spindle balustrade to the staircase. Dado rail. Single panelled radiator.

### Bedroom One

18'0" x 13'10"

Ceiling cornice. uPVC double glazed window. Single panelled radiator.

### **Bedroom Two**

14'7" x 11'11"

Fireplace. Ceiling cornice. Picture rail. uPVC double glazed window. Single panelled radiator.

### **Bathroom**

The white suite comprises a shower cubicle with thermostatic shower over, a panelled bath with mixer tap, a vanity hand basin with mixer tap and cupboard below and a low suite W.C. Partially tiled walls. Tiled flooring. Window. Chrome heated towel rail.

### **Second Floor**

#### **Landing**

### **Bedroom Three**

12'6" x 11'3"

Fireplace. uPVC double glazed window. Double panelled radiator.

### **Bedroom Four**

12'7" x 11'3"

uPVC double glazed window. Double panelled radiator.

### **Shower Room**

Fully tiled tiled shower cubicle with electric shower over. Pedestal wash basin with mixer tap and tiled splashback. Tiled flooring. Velux window. Single panelled radiator.

### **Separate W.C.**

Hand basin. Low suite W.C. Wooden panelling.

### **Outside**

#### **Gardens**

The property is set back behind a small front garden which is enclosed by a dwarf wall mature hedge whilst to the rear the courtyard garden is fully enclosed within fenced and hedge borders with a small wooden gate at the rear boundary.

**£229,950**

**HOLDEN & PRESCOTT**





