





57, Park Mount Drive, Macclesfield, Cheshire SK11 8NT

Park Mount Drive is a delightful location that is highly convenient and full of individually designed homes. This particular property is a fine example of such a home given that it is stylish in design and highly practical in reality. It has been thoughtfully designed, offering spacious family accommodation that has been extremely well looked after since its conception and still offers further potential to suit many discerning purchaser's desire.

In brief, the accommodation comprises on the ground floor, porch, entrance hall, lounge, dining room, kitchen, rear porch, utility room and cloakroom whilst on the first floor there are three large double bedrooms, one of which has a generous en suite and a family bathroom.

There is a large driveway to the front of the property that provides ample vehicular parking and access

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 a 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 right, where the property can be found on the right-hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Covered Porch

Courtesy light.

Entrance Hall

Understairs storage cupboard. Wall light points. Double panelled radiator.

Lounge

23'9 x 12'1

Free standing cast iron stove set on a tiled hearth. Ceiling cornice. uPVC double glazed windows with plantation shutters to front and rear elevations. Two wall light points. Two double panelled radiators.

Dining Room

15'10 x 11'3

Ceiling cornice. Two wall light points. uPVC double glazed windows to two elevations. Double panelled radiator.

Kitchen

16'0 x 8'6

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 contrasting work surfaces and tiled splashbacks. Integrated double oven. Integrated four ring stainless steel gas hob with extractor canopy over. Ceiling cornice. uPVC double glazed window. Double panelled radiator.

Rear Porch

uPVC double glazed window and door to rear garden. Radiator.

Cloakroom

Low suite W.C. Vanity wash hand basin. Sealed unit double glazed window. Worcester gas central heating and domestic hot water boiler.

Utility Room

8'7 x 6'5

single drainer stainless steel sink unit with base units below. Work surface. Extractor fan. Sealed unit double glazed window. Radiator. Access to Garage.

Galleried Landing

Two wall light points. Loft access. Double panelled radiator.

Bedroom One

15'6 x 12'6

Built-in bedroom furniture including a pine wardrobe and matching desk space and storage. uPVC double glazed window. Double panelled radiator.

En Suite Bathroom

P-shaped corner bath with mixer taps. Separate fully tiled shower cubicle with thermostatic shower. Wash hand basin set within a vanity unit. Low suite W.C. Partially tiled walls. uPVC double glazed window. Vertical chrome heated towel rail. Double radiator.

Bedroom Two

10'7 x 12'0

Bedroom Three

12'1 x 9'2

Bathroom

A white suite comprising a panelled bath with Mira thermostatic shower over. Pedestal wash basin. Low suite W.C. uPVC double glazed window. Airing cupboard housing the lagged hot water cylinder and immersion heater.. Double panelled radiator.

Outside**Garage**

19'7 x 8'9

Up and over door. Power and light.

Gardens

To the front of the property there is a substantial driveway providing ample parking and access to the garage whilst to the rear there is a fully enclosed garden which has been paved for ease of maintenance with mature well-stocked flower beds and borders.

£499,950

HOLDEN & PRESCOTT





