





305, Park Lane, Macclesfield, Cheshire SK11 8AE

Elegant Period Home on Park Lane – Beautifully Renovated and Rarely Available.

Occupying a prominent corner position on Park Lane and Peter Street, this spacious semi-detached period property in Macclesfield is a rare find. Combining classic elegance with modern comfort, the home has been thoughtfully renovated throughout, including brand-new carpets and flooring. Just a short walk from the town centre, it's surrounded by mature, well-maintained gardens, offering both privacy and charm.

Inside, a bright entrance hall with original Minton tiles leads to a bay-fronted lounge featuring a multi-fuel AGA log burner, ornate ceiling rose, coving, and bespoke shutters. A versatile study/cloakroom area and a stylish downstairs W.C. add further practicality. At the heart of the home is a stunning kitchen with top-of-the-line NEFF appliances, flowing into a generous dining area that seats up to 14 and includes built-in shelving and another AGA burner—ideal for entertaining.

To the rear, a contemporary utility room connects to a porch with French doors, opening onto the lower patio garden. Upstairs, the primary bedroom offers a bay window, bespoke shutters, and an elegant en-suite. Two further double bedrooms share a modern four-piece family bathroom with a freestanding bath. An original staircase leads to a versatile attic room, perfect for a study, guest space, or studio. The property benefits from external insulation, gas central heating, and uPVC double glazing for year-round comfort. Outside, the gardens feature a vegetable plot, decking, and a York stone patio, enclosed by attractive stone walling. Electric gates provide access to off-road parking from Peter Street. Completing the picture is a double-glazed, powered outhouse, ideal for a home office, studio, or potential annex.

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 from our office towards the railway station turning right onto Sunderland Street. Proceed through the traffic lights and over the roundabout into Park Lane. Proceed through the next set of traffic lights at Bond Street and the property can be seen on the right hand side on the corner of Park Lane and Peter Street.

Viewing: By appointment with Holden and Prescott 01625 422244

HOLDEN & PRESCOTT

Ground Floor

Entrance Hall

Composite front door with leaded window inset and fanlight over. Meter cupboard. Remote/internet operated blinds. Storage cupboard. Original Minton tiled floor. Ceiling cornice. Hive central heating control. uPVC double glazed window. Radiator with period style cover.

Lounge

14'4" x 13'9"

Free standing cast iron multi-fuel stove set within an inglenook fireplace with stone hearth and wooden mantel. Ceiling rose. Picture rail. Ceiling cornice. Television point. uPVC double glazed windows to front bay with plantation shutters. Double panelled radiator.

Dining Room

13'0" x 12'7"

Free standing multi-stove set within an inglenook fireplace with a stone hearth and timber mantel. Recessed spotlighting. Television point. Dimmer switch. Open way through to the Dining Kitchen.

Dining Kitchen

17'8" x 12'8"

A single drainer one and a half bowl stainless steel sink unit with central mixer taps, including boiling water tap, with base units below. An additional range of matching base cupboards with slow closing doors and quartz work surfaces with matching splashbacks. Plumbing for automatic dishwasher. Integrated Neff microwave and double oven with warming drawer. Integrated Neff high performance induction hob with extractor hood over. Integrated wine fridge. Space for an American style fridge/freezer. Remote/internet operated blinds. Floor power sockets under the dining table. Integrated recycling refuse bins. Dimmer switch. Oak flooring. Recessed spotlighting. Vertical radiator.

Utility Room

11'7" x 5'10"

Stainless steel sink with central mixer tap and base units below. An additional range of matching base units with large storage cupboard and quartz work surfaces over. Remote/internet operated blinds. Plumbing for automatic washing machine. Gas central heating and domestic hot water boiler. uPVC double glazed windows. Recessed spotlighting. Radiator.

Rear Porch

uPVC double glazed French doors to rear patio and garden. Velux window.

Cloakroom/Study

8'10" x 5'5"

Storage area. Radiator. uPVC double glazed window.

W.C.

Low suite W.C. Vanity wash hand basin. Partially tiled walls. uPVC double glazed window. Radiator.

First Floor

Landing

Airing cupboard. Recessed spotlighting. uPVC double glazed window. Two radiators.

Bedroom One

13'10 x 10'7

Two built-in wardrobes. Two wall light points. Television point. uPVC double glazed bay window with plantation shutters. Double panelled radiator.

En Suite Shower Room

Fully tiled shower cubicle with thermostatic rainfall shower and additional detachable shower over, pedestal wash basin and low suite W.C. Partially tiled walls. Extractor fan. Recessed spotlighting. uPVC double glazed window with plantation shutters. Double panelled radiator.

Bedroom Two

13'2 x 12'7

Built-in wardrobes to both chimney recesses Picture rail. Television point. uPVC double glazed window. Double panelled radiator.

Bedroom Three

11'2 x 7'7

Picture rail. Television point. Feature exposed brick inglenook fireplace. Loft access. uPVC double glazed window. Vertical radiator.

Bathroom

A stylish white suite comprising a walk-in shower with thermostatic rainfall shower over, a panelled bath with central mixer tap, a pedestal wash basin with mixer tap and low suite W.C. Dado rail. Partially tiled walls. Tiled flooring. Recessed spotlighting. uPVC double glazed window. Heated towel rail. Period style column radiator.

Attic Space

17'8 x 11'6

Spindle balustrade to the staircase. Exposed wooden beams. Television point. Eaves storage. uPVC double glazed windows. Radiator.

Outside

Gardens & Parking

The front of the property is shielded from the road by mature a hedgerow and raised beds and borders. There are substantial gardens to the side of the property featuring a mature vegetable garden with raised beds. There is a good sized lawned area to the rear of the property bordered by traditional stone walls to two sides. Wooden decked seating area. Off-street parking is accessed via a sliding electric gate. There is also a brick-built outhouse with power and light installed.

£575,000

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