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Park Lane, Macclesfield

£460,000

**BELVOIR!**



## Key Features

- > Double Fronted Period Property
- > Stunning Period Elegance
- > Two Reception Rooms
- > Four Double Bedrooms / Three Bathrooms
- > Beautifully Fitted Kitchen
- > South-facing Rear Courtyard Garden
- > Converted Outbuilding
- > Next to South Park
- > Convenient for Town Centre & Train Station
- > No Onward Chain
- > Freehold
- > EPC rating D

**Stunning Double Fronted Four Bedroom Semi-Detached period property, full of elegance and contemporary interior styling.**

**This substantial and spacious family home offers over 1800 square feet of living space and is conveniently located for both the town centre and train station, whilst the entrance to South Park is a mere few yards away.**





Set behind a black wrought iron fence with imposing red brick and frontage, this home makes a statement right from the start. As soon as you enter through the front door with its stained-glass panels, the interior features start to draw you in. The beautiful staircase and wood flooring hint at more of what's to come, and the two reception rooms do not disappoint with both boasting open working fireplaces and the wood flooring continuing throughout.

As you move to the rear, you find a beautifully fitted and well-appointed Kitchen featuring exposed brick walls, a range of integrated appliances and a central island including breakfast bar area, all overlooking the courtyard garden to the rear. The downstairs is complemented by a useful Utility Room with wall-to-wall storage and access to the Cellar, as well as a Shower Room.

The upstairs accommodation is split level with two bedrooms to the front situated on the top, including a fabulous Principal Bedroom benefiting from a Walk-in Dressing Room and Ensuite Bathroom complete with roll-top bath. The Second Bedroom is a spacious double, and to the rear of the property on the slightly lower level, you find a large Third Double Bedroom benefiting from built-in storage, a Fourth Double Bedroom currently in use as a home office, and a sumptuous Shower Room.

To the outside rear, there is a fully enclosed south-facing, easy to maintain Courtyard Garden, and superbly converted outbuilding which could make a perfect home office or gym, or even a garden bar!

**Viewing is a must to fully appreciate this fabulous home!**

**Lounge (18'1" x 13'1"):** fully working feature fireplace, double aspect windows both double-glazed with wooden frames, wood flooring, glazed door providing access to rear garden, two radiators;







**Dining Room (13'1" x 11'10"):** fully working feature fireplace, wood flooring, wooden framed double-glazed window with front aspect, built-in storage cupboards, door to Kitchen, radiator;

**Kitchen (19'8" x 13'9"):** feature exposed brickwork, range of fitted base and wall units, integrated appliances including dishwasher, under-counter fridge, electric hob, oven, extractor, microwave and washing machine, central island with stainless steel work surface, breakfast bar area and integrated wine cooler, inset 1.5 bowl sink with draining board and mixer tap, triple wooden framed double-glazed window overlooking rear garden, tiled flooring, door to Dining Room, radiator;

**Utility Room (7'3" x 5'11"):** wall to wall storage cupboards with high gloss doors, tiled floor, recessed spotlights, glass panelled door to Cellar;

**Downstairs Shower Room (8'10" x 5'5"):** built-in cupboard housing combi-boiler, shower cubicle with thermostatic mixer bar, low level WC, pedestal wash basin, chrome towel heater, tiled flooring, frosted single glazed window;

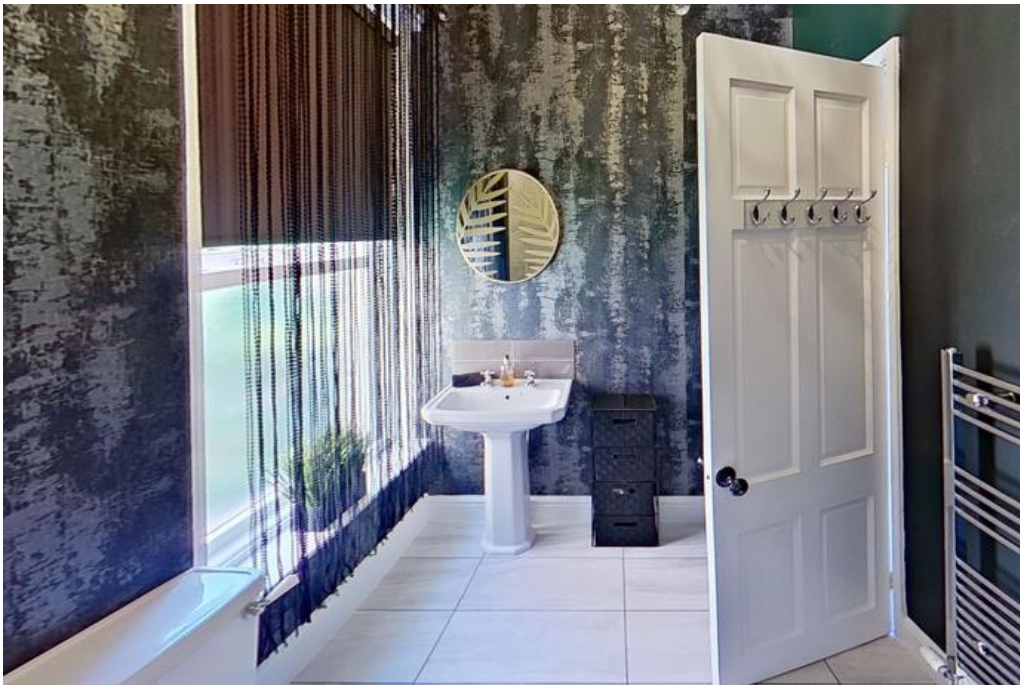
**Cellar/Basement (17'1" x 11'6"):** with power and lighting;

**Principal Bedroom (13'1" x 11'6"):** double bedroom featuring a walk-in dressing room, wooden framed double-glazed window with front aspect, carpeted, radiator;

**Ensuite Bathroom (7'10" x 5'11"):** consisting of white three-piece suite including roll-top bath, low level WC and pedestal wash basin, chrome towel heater, tiled flooring, partial frosted wooden framed double-glazed window;

**Bedroom Two (13'9" x 12'10"):** generously sized double bedroom, built-in floor to ceiling wardrobe, carpeted, wooden framed single glazed window overlooking rear garden, radiator;







**Bedroom Three (13'1" x 11'10"):** well-proportioned double bedroom, carpeted, wooden framed double-glazed window with front aspect, radiator, loft access hatch;

**Bedroom Four (9'6" x 9'2"):** double bedroom, carpeted, wooden framed single glazed window, radiator;

**Shower Room (5'11" x 5'3"):** large walk-in shower with Velux window above, low level WC, pedestal wash basin, recessed spotlights, chrome towel heater, tiled floor;

**Outbuilding (12'10" x 8'6"):** currently used as a beauty parlour and benefiting from fitted storage units with counter-top, and including under-counter fridge, under-counter freezer and sink, as well as bench style seating and a wall-mounted electric heater.

The main property is warmed by Gas Central Heating along with having working fireplaces in both reception rooms.

**Parking:** there is no dedicated parking with the property however there is on-street parking available in the vicinity.

**Tenure:** Freehold. Being sold with No Onward Chain.

**Council Tax band D.** Plot size (approx.): 170 sq m.

**Indoor Mobile Coverage (information via Ofcom):** O2, Three, and Vodafone are all likely with EE potentially limited.

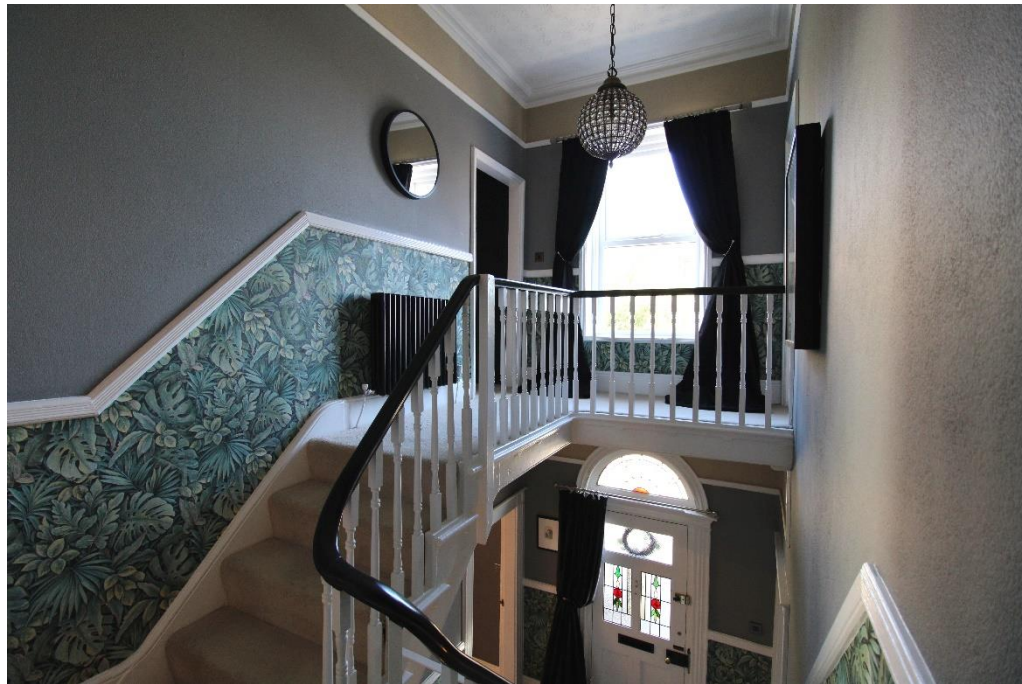
**Broadband (information via Openreach):** Standard Broadband and Ultrafast Full Fibre Broadband available.

**Flood Risk (information via Government website):** Low.

The property is connected to mains water, sewer, electricity and gas.









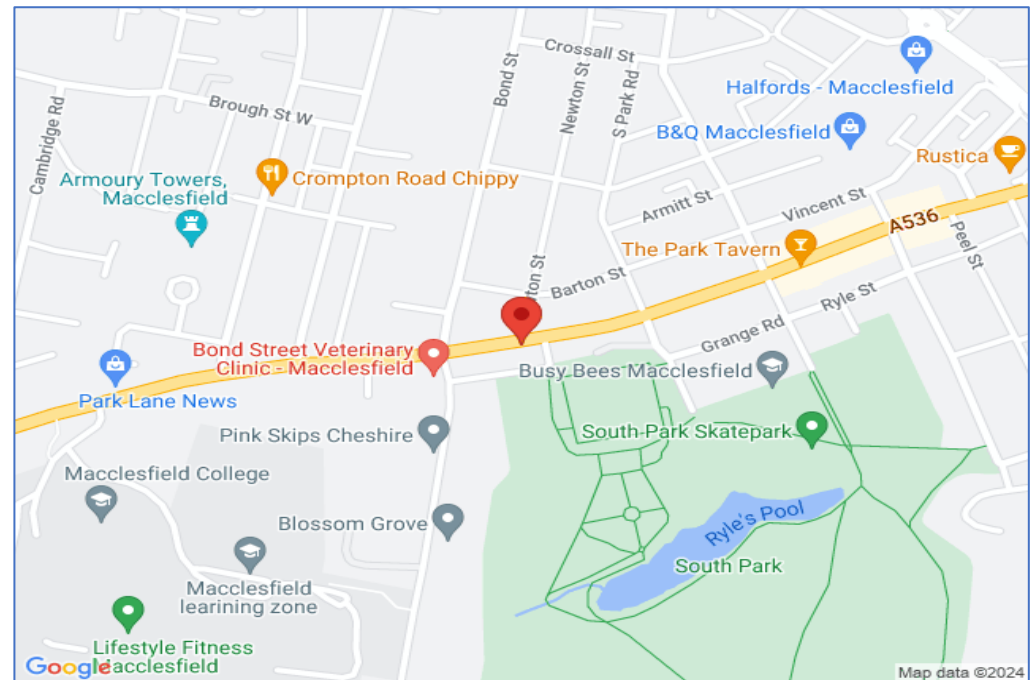


### Disclaimer

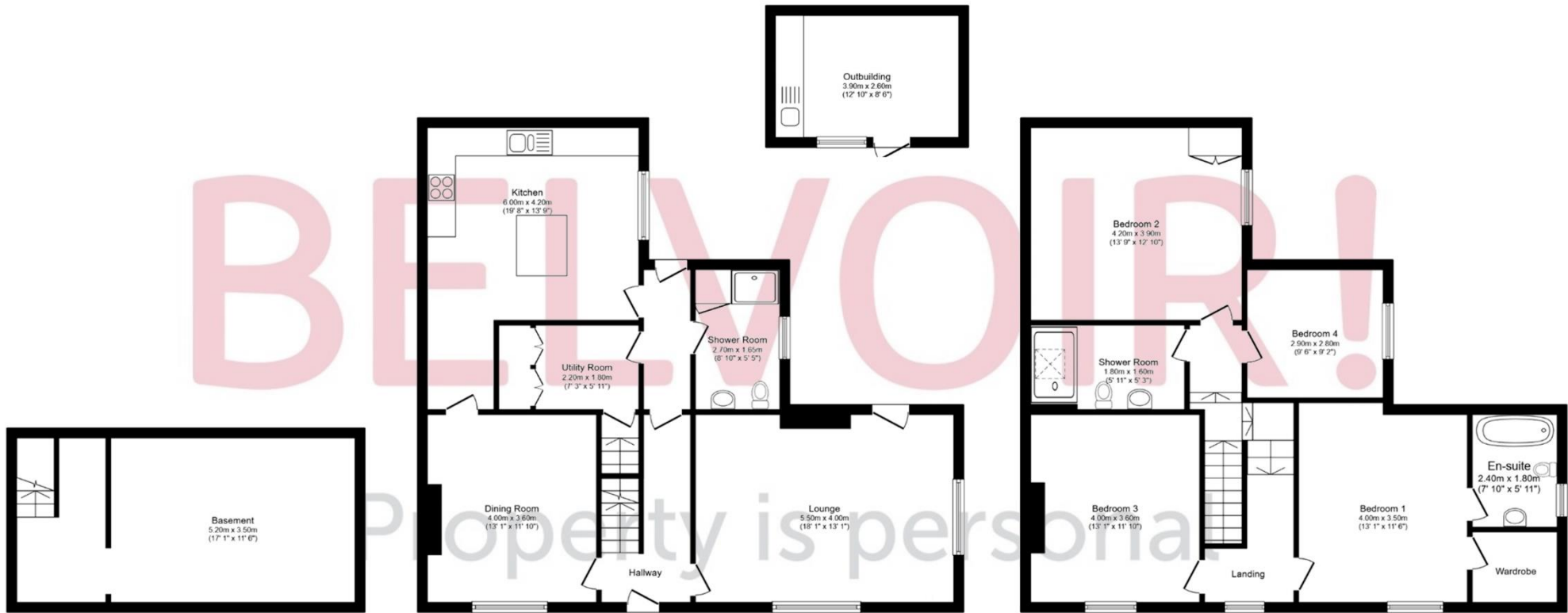
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*If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.*







**Basement**

**Ground Floor**

**First Floor**

**TOTAL: 198.3 m<sup>2</sup> (2,135 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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