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84 BYRONS LANE MACCLESFIELD SK11 7JS

£420,000

## 84 BYRONS LANE MACCLESFIELD SK11 7JS

Located in a highly desirable residential area. This fabulous family home has been extended to the rear and careful consideration has been given to its detail as to provide a perfect balance for the new occupants, resulting in a distinguished development of considerable merit. Enjoying many characteristics such as stunning solid wood flooring, cast iron radiators, solid pine doors with chrome handles. The ground floor is a fabulous open plan reception room offering living area featuring a stunning log burning stove, dining and kitchen areas, with a large island unit and sliding doors overlooking the rear garden. To the first floor are three good size bedrooms with en-suite facilities and a family bathroom. Double glazed windows alongside an economical Worcester combination boiler to provide a warm and comfortable home in which to live. The utility room has a downstairs W.C. and access to the side garage. Externally, the driveway to the front offers off road parking for several vehicles. To the rear is a spectacular and generous garden which extends over 120ft, has two distinct lawned areas, separated by a stone flagged patio area. The sliding doors off the back of the house opens to an Indian stone patio. The borders are filled with an array of flowers, plants and shrubs with more mature trees providing some height. The views across to The Hollins and Macclesfield Golf Course are also a real treat. Worthy of note is the scope to increase the number of bedrooms/living space utilising the garage to the side, subject to the usual consents etc.

### Location

This delightful property enjoys an enviable position within Sutton, on the outskirts of Macclesfield, set in Cheshire's plains, on the fringe of the Peak District National Park. A short drive away is Macclesfield town centre. Originally a medieval town, Macclesfield became the country's 'Silk' capital in the 1750's, whilst in recent years it has grown to become a thriving business centre. Nowadays Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There are many independent and state primary schools and secondary schools and easy access to the town. The access points of the North West Motorway network system, Manchester International Airport and some of Cheshire's finest countryside are close at hand. Intercity rail links to London Euston and Manchester Piccadilly can be found at Macclesfield and Wilmslow railway stations as well as commuter rail links to the local business centres.

### Directions

Leaving Macclesfield in a Southerly direction along The Silk Road, continue onto Mill Lane then Cross Street and turn left at the traffic lights onto Byrons Lane (signposted Sutton). The property will be found after a distance of approximately ¼ mile on the left hand side just before Tarvin Close.

### Open Porch

Door opening to the hallway.

### Entrance Hallway

Turning staircase to first floor landing. Inset wall mounted mirror. Useful cloaks cupboard.

### Open Plan Living/Dining Kitchen

35'3" max x 21'0" max

### Living Area

Bay fronted double glazed window to the front aspect. Cast iron radiators. Chimney breast with stone hearth and cast iron multi fuel burner. Solid wood floor. Recessed ceiling spotlights.

### Dining Kitchen

A stylish kitchen fitted with a comprehensive range of "soft close" base units with butcher block style work surfaces over and matching wall mounted units. Featuring an island unit with stainless steel sink unit with mixer tap and integrated dishwasher with matching cupboard front and stool recess. There is also space for a cooking range with stainless steel and glass extractor hood over. Space for an American fridge freezer. Space for a table and chairs. Double glazed sliding doors open out onto an attractive Indian stone patio with views over the rear garden. Door to the utility room.

### Utility Room

11'0" x 7'3"

Fitted worktop with space beneath for a washing machine and dryer. Space for a fridge freezer. Tiled flooring. Door to W.C. Access to the attached garage.

### Downstairs WC

Push button low level WC and courtesy vanity wash basin. Tiled floor.

### Turning Stairs To Half Landing

Double glazed window to the front aspect. Stairs turning to the first floor landing.

### First Floor Landing

Double glazed window to side aspect. Radiator. Access to roof void.

### Bedroom One

13'6" max x 9'6"

Double glazed window to the rear aspect. Radiator. Solid pine door with chrome handle. Radiator. Opening to the en-suite. Views over the rear garden and towards The Hollins and Macclesfield Golf Course in the distance.

### Shower Room

Walk in shower cubicle. Wash hand basin with chrome taps.

### Bedroom Two

12'0" x 9'0"

Double glazed window to front aspect. Radiator. Solid pine door with chrome handle. Radiator.

### Bedroom Three

8'8" x 8'4" max

Double glazed window to front aspect. Staircase bulkhead. Solid pine door with chrome handle. Radiator.

### Bathroom

Fitted with a white suite comprising; panelled bath with oversized shower head and separate hand held body wash and glass shower screen, push button low level WC and wash basin with chrome mixer tap. Chrome towel radiator. Two frosted double glazed windows to the side and rear aspect. Cupboard housing "Worcester" combination boiler. Recessed ceiling spotlights. Tiled walls.

### Outside

#### Driveway

To the front of the property is a gravelled driveway providing ample off road parking for several vehicles, leading to the garage.

#### Attached Garage/Workshop

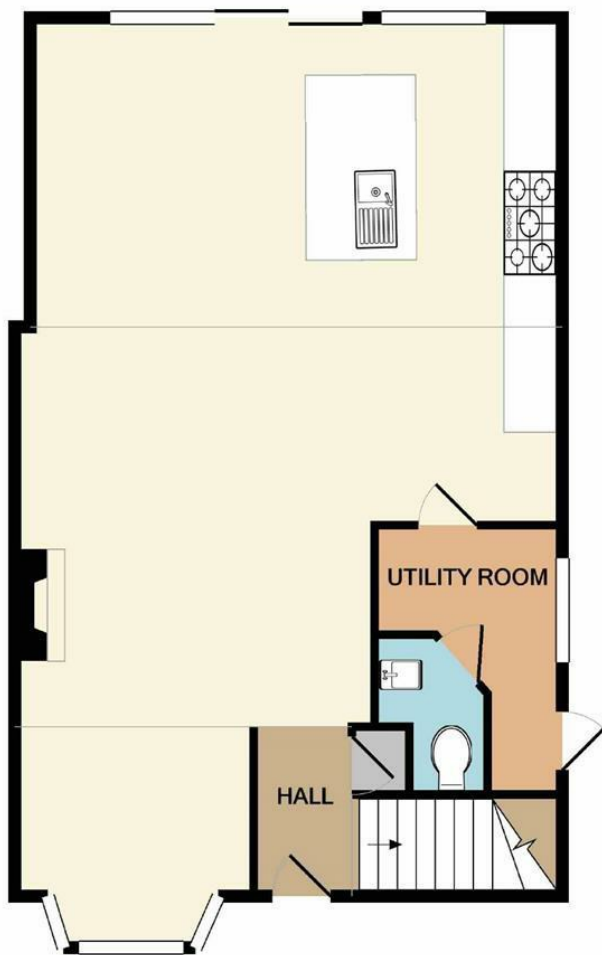
Timber double doors to the front. Courtesy door to rear. Cold water tap. Worthy of note is the scope to increase the number of bedrooms/living accommodation utilising this particular space to do so, subject to the usual consents etc.

#### Large Rear Garden

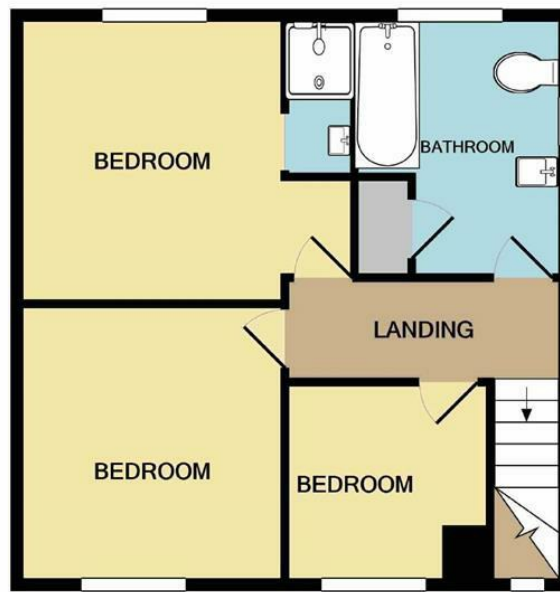
The rear garden extends over 120ft and is mainly laid to lawn with various borders and paths weaving between them. Flower borders containing an array of flowers, plants and shrubs alongside more mature trees. An Indian stone terrace provides the ideal place to sit, relax and enjoy the lovely setting. Timber panel fencing to the perimeter. Timber shed.

#### Tenure

We are advised by our vendor that the property is Freehold. The vendor has also advised that the property is council tax band C. We would advise any perspective buyer to confirm these details with their legal representative.



GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	