

***jordan fishwick***

29 ROBIN LANE LYME GREEN MACCLESFIELD SK11 0LF  
£370,000

## 29 ROBIN LANE LYME GREEN MACCLESFIELD SK11 0LF

A traditional bay fronted, three bedroom semi detached property just on the outskirts of Macclesfield, situated in a highly desirable residential location of Lyme Green of which adjoins some of the finest countryside. The interior design is tastefully presented throughout and retains beautiful original stripped wooden doors and many other period features. The property in brief comprises; porch, entrance hallway, bay fronted living room, sitting room, dining room and breakfast kitchen. To the first floor are three double bedrooms and a family bathroom fitted with a white suite. Externally, there is a driveway to the front providing off road parking, whilst to the rear is a Westerly facing garden laid mainly to lawn with a spacious stone patio area ideal for "Al Fresco" dining and entertaining both family and friends. Fenced and enclosed, offering a high degree of privacy. A useful brick built outbuilding to the rear of the garden. This is a genuinely well presented family home with a lot to offer and an internal viewing is essential to fully appreciate such a delightful home.

### Location

Set in Cheshire's plains, on the fringe of the Peak District National Park, Macclesfield combines the old with the new. 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 A523, continue past Macclesfield Town Football Club on your right hand side and go over the canal bridge. After a short distance turn left onto Lindrum Avenue and right onto Robin Lane. The property can be found after a short distance on your right hand side.

### Porch

Tiled floor. Arch to the hallway.

### Entrance Hallway

Stairs to the first floor. Understairs storage cupboard. Engineered wood floor. Radiator.

### Downstairs WC

Fitted with a low level WC and vanity wash hand basin. Double glazed window to the side aspect.

### Study

Double glazed window to the side aspect. Recessed ceiling spotlights. Radiator.

### Living Room

12'2 x 10'5

Tastefully presented featuring a cast iron wood burning stove within the chimney breast recess. Double glazed bay window to the front aspect. Picture rail. Engineered wood floor. Double doors to the sitting room. Radiator.

### Sitting Room

12'3 x 10'0

Versatile reception room. Engineered wood floor. Radiator.

### Dining Room

13'3 x 6'6

Bright and airy dining area. Engineered wood floor. Radiator. Double glazed French doors to the garden.

### Breakfast Kitchen

12'2 x 10'2

Fitted with a stylish range of high gloss base units with work surfaces over and matching wall mounted cupboards with under cupboard lighting. One and a quarter bowl stainless steel sink unit with mixer tap and drainer. Inset four ring Neff induction hob with extractor hood over. Built in Neff double oven and integrated Neff dishwasher with matching cupboard front. Space for a fridge/freezer and washing machine. Contemporary radiator. Double glazed window to the rear aspect overlooking the garden. Double glazed door to the side aspect.

### Stairs To The First Floor

Spacious landing with space for a study area. Two double glazed windows to the side aspect. Access to the loft space. Built in cupboard. Radiator.

### Bedroom One

13'2 x 10'6  
Double bedroom with built in cupboard. Double glazed window to the rear aspect. Radiator.

### Bedroom Two

13'2 x 9'0  
Double bedroom with double glazed window to the front aspect. Radiator.

### Bedroom Three

10'4 x 9'4  
Double bedroom with double glazed window to the rear aspect. Radiator.

### Bathroom

Fitted with a white suite comprising; p-shaped panelled bath with rainfall shower head over and screen to the side, push button low level WC and vanity wash hand basin. Tiled floor. Part tiled walls. Double glazed window to the front aspect.

### Outside

#### Driveway

The property is set back from the road with a block paved driveway to the front providing off road parking. Electric car charging point. Gated access to the side leads to the Westerly facing rear garden.

#### Brick Outbuilding/Shed

Excellent useful outbuildings with power and lighting.

#### Tenure

We are informed by the vendor that the property is Freehold and the council tax band is D. We would advise any prospective buyer to confirm these details with their legal representative.

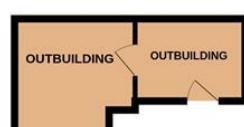
#### Anti Money Laundering - Note

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GROUND FLOOR  
750 sq ft. (69.7 sq.m.) approx.

1ST FLOOR  
461 sq ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA: 1211 sq.ft. (112.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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| Energy Efficiency Rating                                   |         |                         |
|--|---------|-------------------------|
|  | Current | Potential               |
| Very energy efficient - lower running costs<br>(92 plus) A |         |                         |
| (81-91) B  |         | 81                      |
| (69-80) C  |         | 64                      |
| (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 |

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