





# 65 Robin Lane, Lyme Green, Macclesfield, SK11 0LF

A well presented three bedroom family home located on the outskirts of Macclesfield, in the sought-after residential area of Lyme Green, renowned for its close proximity to some of the region's most picturesque countryside. Within a short distance to the town centre, schools and excellent transport links. This family home has been tastefully updated by the current owners to offer a well-balanced layout ideal for modern living. In brief the property comprises; entrance hallway, living room, dining room and breakfast kitchen featuring a large breakfast bar and French doors to the garden. To the first floor are three 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 delightful garden enjoying far reaching views over open fields, mature trees, and rolling hills. A decked seating area provides the perfect spot to relax and take in the scenic surroundings and various shrubs, flowers and hedging to the borders.

## £350,000

### Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

#### 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 it still retains that heritage, in recent years it has grown to become a thriving business centre. Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There is a popular monthly Treacle Market which is a bustling Arts, Antiques, Crafts, Food and Drink Market, held on the cobbles of the town centre with around 140 stalls of exceptional food and drink, unique crafts and vintage and information from the Macclesfield community. There are many independent and state primary and secondary schools. 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 left onto Robin Lane . The property can be found after a short distance on your left hand side.

#### Entrance Hallway

Accessed via a composite front door. Attractive tiled floor. Stairs to the first floor. Recessed ceiling spotlights. Radiator.

#### Living Room

14'3 x 10'8

Elegant reception room with double glazed window to the side and front aspect. Radiator.

#### Dining Room

15'10 x 10'10

Ample space for a dining table and chairs. Solid oak floor. Contemporary radiator. Recessed ceiling spotlights. Square archway through to the breakfast kitchen.

#### Downstairs WC

Push button low level WC and vanity wash hand basin.

#### Breakfast Kitchen

14'1 x 12'4

Fitted with a range of base units with wooden work surfaces over and matching wall mounted cupboards. Underhung Belfast style sink unit with mixer tap. The large breakfast bar with stool recess is fitted with base units, drawers and a Neff four ring induction hob. Integrated Neff double oven and microwave oven. Integrated slimline dishwasher and fridge freezer with matching cupboard fronts. Solid oak floor. Recessed ceiling spotlights. Radiator. Feature glass lantern style roof. Double glazed door to the side aspect and French doors opening to the garden.

#### Stairs To The First Floor

Recessed ceiling spotlights.

### Bedroom One

11'2 x 10'6

Double bedroom with feature fireplace. Double glazed window to the front aspect. Radiator.

### Bedroom Two

10'10 x 6'7

Double bedroom with double glazed window to the rear aspect with far reaching views across open fields and mature trees. Large storage cupboard with hanging space. Radiator.

### Bedroom Three

8'10 x 7'7

Single bedroom fitted with a range of cupboards and housing a Worcester boiler. Double glazed window to the rear aspect with far reaching views across open fields and mature trees.

### Bathroom

Fitted with a white suite comprising; P-shaped panelled bath with shower over, push button low level W.C and vanity wash hand basin. Chrome ladder style radiator. Recessed ceiling spotlights. Double glazed window to the front aspect.

### Outside

#### Driveway

The driveway to the front provides off road parking for two vehicles. Access to the garden via the ginnel to the side.

#### Garden

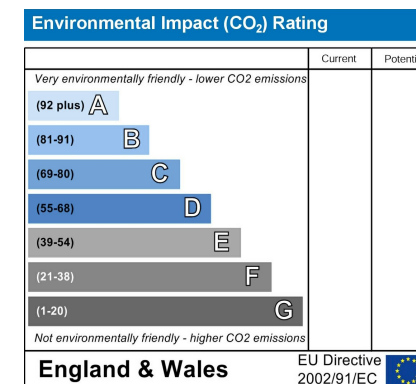
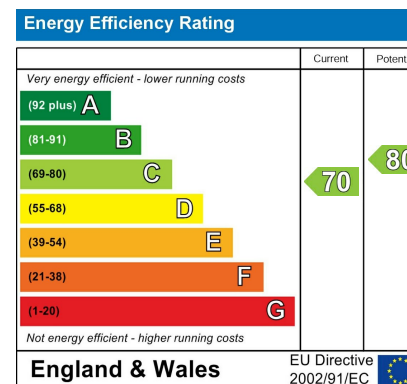
To the rear is a pleasant garden laid mainly to artificial lawn with various shrubs and hedging to the borders. A decked seating area take maximum advantage of the countryside surroundings and views over open fields and mature trees.

#### Tenure

The vendor has advised us that the property is Freehold and that the council tax band is C. We would advise any prospective buyer to confirm these details with their legal representative.

#### Anti Money Laundering - Note

To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.









GROUND FLOOR  
580 sq.ft. (53.9 sq.m.) approx.



1ST FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA: 977 sq.ft. (90.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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