



# The Gables, 354 Park Lane, Macclesfield, Cheshire, SK11 8JU

The Gables is an impressive, detached Edwardian family home set within generous mature grounds. This stunning period property retains a wealth of original features including high corniced ceilings, latch-lock doors, attractive flooring, panelled walls, a beautiful staircase, original fireplaces, exposed beams, and deep skirting boards. Tucked away from the road behind mature trees and hedging, the home is approached via a sweeping block paved driveway. Steps lead up to an entrance porch creating a grand first impression. Inside, the spacious entrance hallway provides access to a study, living room, formal dining room, cloakroom, downstairs WC, dining kitchen, utility room and attached brick built workshop. On the first floor, there are five well proportioned bedrooms, two bathrooms and a separate WC. A charming converted loft room accessed off the landing via an original ladder. Externally, the sweeping block paved driveway offers ample off road parking and leads to a detached garage at the rear. A second driveway, accessed through large gates to the side provides additional parking or access. The beautifully landscaped gardens feature well maintained lawns, seating areas ideal for entertaining or relaxing, and are surrounded by mature trees and established shrubbery offering both privacy and tranquillity.

## £800,000

### Viewing arrangements

**Viewing strictly by appointment through the agent**

**01625 434000**

#### Directions

Leaving Macclesfield along Park Lane (A536), The property will be found on the left hand side, facing the turning for Cambridge Road.

#### Entrance Porch

Leaded window to the front and side aspect. Door opening to reception hallway.

#### Reception Hallway

Beautiful reception hallway featuring original beams. Attractive parquet flooring. High ceiling. Deep skirting boards. Stairs to the first floor. Cast iron radiator.

#### Cloaks Room

Cloaks hanging space. Tiled floor. Leaded window to the side aspect.

#### Downstairs WC

Push button low level WC and wash hand basin. Leaded window to the side aspect. Radiator

#### Study

13'0 x 11'0

Leaded bay window to the corner and additional window to the side aspect. Cornice ceiling. Picture rail. Built in storage cupboard. Cast iron radiator.

#### Living Room

19'8 x 14'7

Beautiful reception room full of character with a charming inglenook fireplace featuring a log burning stove. Exposed beams and original panelled wall. Five leaded windows. Radiator.

#### Formal Dining Room

15'0 x 13'0

Feature fireplace with attractive tiled inserts and hearth. Ample space for a large table and chairs. Cornice ceiling. Leaded bay window to the front aspect and additional leaded window to the side aspect. Cast iron radiator.

#### Breakfast Room

14'2 x 11'0

Fitted with a range of wall and base units with work surfaces over. Ample space for a table and chairs. Tiled floor. Leaded bay window to the rear aspect. Radiator.

#### Kitchen

7'10 x 7'0

Fitted with a range of base units with granite work surfaces over and matching wall mounted cupboards. Underhung one and a quarter bowl sink unit with mixer tap. Four ring Neff induction hob with concealed extractor hood above. Built in Neff double oven. Integrated tall fridge with matching cupboard front. Dishwasher. Tiled floor. Double glazed window to the side aspect.

#### Utility Room

12'8 x 9'0

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Inset stainless steel circular sink unit with mixer tap. Washing machine and tumble dryer above. Tiled floor. Two double glazed windows to the side aspect. Door to the garden.

#### Stairs To The First Floor

Galleried landing with attractive banister. Built in airing cupboard. Leaded bay window to the rear aspect. Cast iron radiator.

#### Master Bedroom

18'0 x 13'0

Spacious master bedroom featuring a leaded bay window to the front aspect and two leaded windows to the side aspect. Built in wardrobes and bedside cabinets. Cast iron radiator.

#### Bedroom Two

15'0 x 11'0

Double bedroom with leaded bay window to the side aspect. Cast iron radiator.

**Bedroom Three**

15'0 x 8'6

Leaded window to the rear aspect. Radiator.

**Bedroom Four**

11'0 x 9'0

Leaded bay window and additional leaded window to the side aspect. Built in storage cupboards. Radiator.

**Bedroom Five**

13'0 x 9'5

Leaded window to the front aspect. Radiator.

**Bathroom**

Fitted with a panelled bath with shower over with screen to the side and vanity wash hand basin. Part tiled walls. Chrome ladder style radiator. Recessed ceiling spotlights. Leaded window to the rear aspect.

**Shower Room**

Fitted with a large shower cubicle, push button low level WC and twin his and hers wash hand basins with cupboards and drawers below. Chrome ladder style radiator. Recessed ceiling spotlights. Two leaded windows to the side aspect.

**Separate WC**

Push button low level WC. Leaded window to the side aspect.

**Loft Room**

Accessed via original wooden steps. Fitted with electric lighting, multiple power points and modern radiator. Built-in storage cupboards, wooden floor and Velux double-glazed opening window.

**Driveways**

The sweeping block paved driveway offers ample off-road parking and leads to a detached garage at the rear. A second driveway, accessed through large gates to the side, provides additional parking or access.

**Detached Garage**

21'0 x 12'0

Double doors opening to the garage. Two windows to the side aspect.

**Brick Built Workshop**

A useful brick built workshop housing a Vaillant boiler. Stainless steel sink unit with mixer tap. Leaded window to the side aspect.

Door through to the log store.

**Gardens**

The beautifully landscaped gardens feature well maintained lawns, seating areas ideal for entertaining or relaxing, and are surrounded by mature trees and established shrubbery, offering both privacy and tranquillity.

**Tenure**

The vendor has advised us that the property is Freehold. The vendor has also advised us that the property is council tax band G. We would recommend 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



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