





## 8, Park Mount Drive, Macclesfield, Cheshire SK11 8NT

Occupying an elevated and highly desirable position, Park Mount Drive is a well-presented three-bedroom detached dormer bungalow boasting far-reaching views across the rooftops of Macclesfield and beyond to rolling hills and open countryside. Conveniently located close to local schools and shops, Macclesfield town centre is just a short drive away.

The property has been carefully maintained over the years and now offers an excellent opportunity for modernisation and personalisation. The flexible and generous accommodation briefly comprises, to the ground floor: an entrance hall, spacious lounge, kitchen, two double bedrooms and a bathroom. To the first floor there is a further sitting room, a study and an additional double bedroom, making the layout ideal for a range of lifestyles. The home benefits from gas-fired central heating and uPVC double glazing throughout.

Externally, the property is set back behind an attractively planted and well-maintained front garden, with a driveway alongside providing off-road parking and access to the garage with adjoining workshop. To the rear, the fully enclosed garden is bordered by fencing and mature hedging and is predominantly laid to lawn, offering a private and peaceful outdoor retreat.

A home of immense potential, offering versatile accommodation, generous proportions and outstanding views in a sought-after location.

Macclesfield is a thriving business centre and market town with excellent local amenities and a choice of modern leisure and sports facilities. The town is situated on the Cheshire Plain, at the edge of the Peak District National Park with its picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links including national motorways, major roads and train networks, including the West Coast Line direct to London. Manchester International Airport is only thirteen miles away by road. Greater Manchester is within comfortable daily travelling distance and there are regular bus services to neighbouring towns.

Proceed out of Macclesfield along Park Lane through two sets of traffic lights into Ivy Lane and take the first turn on the left-hand side into Park Mount Drive. Turn left at the fork in the road and then bear further left and follow the road round where you will find the property on the right-hand side.

**Viewing: By appointment with Holden and Prescott 01625 422244**

## Ground Floor

### Porch

uPVC front door. Tiled flooring. uPVC double glazed window.

### Entrance Hall

Handrail to the staircase. Understairs storage cupboard and additional storage cupboard. Single panelled radiator.

### Living Room

14'08 x 12'10

Tiled fireplace. T.V. aerial point. Wall light points. uPVC double glazed windows to two elevations. Three double panelled radiators.

### Kitchen

10'07 x 9'08

Double drainer stainless steel sink unit with base unit below. An additional range of base and eye level units with contrasting work surfaces. Electric cooker point with extractor hood over. Plumbing for automatic washing machine. Pantry cupboard. Partially tiled walls. uPVC double glazed windows to two elevations. Double panelled radiator.

### Rear Porch

Storage cupboard. Tiled flooring. uPVC double glazed door opening onto the rear garden

### Bedroom One

14'05 x 10'04

Floor to ceiling fitted wardrobes and cupboards. uPVC double glazed window. Single panelled radiator.

### Bedroom Three

10'08 x 10'04

Built-in floor to ceiling wardrobe. uPVC double glazed window. Single panelled radiator.

### Bathroom

The white suite comprises a panelled bath with thermostatic shower over, a pedestal washbasin and a low suite W.C. Wall-mounted, mirror-fronted cabinet. Electric shaver point. Partially tiled walls. uPVC double glazed window. Single panelled radiator.



## First Floor

### Landing

Handrail to the staircase. Airing cupboard.

### Bedroom Two

14'07 x 8'11

Wall light points. Storage to the eaves. uPVC double glazed window. Double panelled radiator.

### Sitting Room

14'05 x 11'10

Recessed spotlighting. Storage to the eaves. T.V. aerial point. uPVC double glazed window. Double panelled radiator. Open way to the Study.

### Study

11'05 x 8'10

Wall light points. Storage to the eaves. Loft access. Port hole window.

## Outside

### Garage

21'02 x 9'00

Double doors. Power and light. The Vaillant combination boiler. Access to workshop.

### Workshop

9'00 x 4'02

Power and light. Shelving. Window. Double panelled radiator.

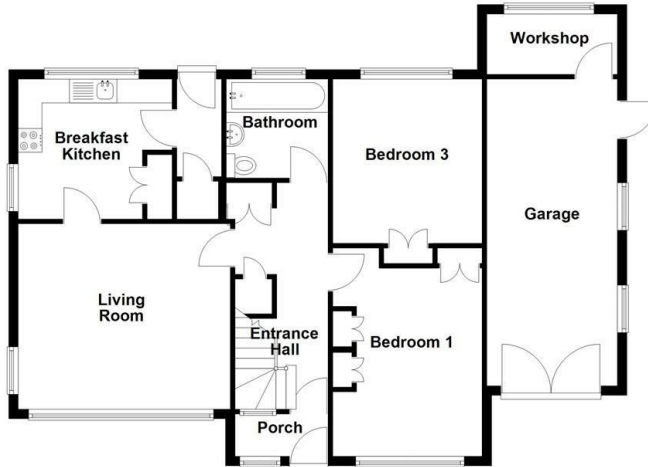
### Gardens

The property is set behind a front garden featuring a variety of mature planting. An adjoining driveway provides off-road parking and leads to the garage. To the rear, the property enjoys a fully enclosed garden, primarily laid to lawn, offering a private outdoor space.

**£359,950**

HOLDEN & PRESCOTT

Ground Floor



First Floor

