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THE GABLES, 354 PARK LANE MACCLESFIELD SK11 8JU

£775,000

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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.

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

130 x 110
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

198 x 147
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

150 x 130
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

142 x 110
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

710 x 70
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

128 x 90
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

180 x 130
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

150 x 110
Double bedroom with leaded bay window to the side aspect. Cast iron radiator.

Bedroom Three

150 x 86
Leaded window to the rear aspect. Radiator.

Bedroom Four

110 x 90
Leaded bay window and additional leaded window to the side aspect. Built in storage cupboards. Radiator.

Bedroom Five

130 x 95
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

210 x 120
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.



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(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	