





354a, Park Lane, Macclesfield, Cheshire SK11 8JU

Set back and well screened this individual home enjoys a fabulous plot surrounded by beautiful gardens. Situated within a brisk walk of the town centre the property enjoys the best of both worlds being close to the town centre yet nestled in a leafy setting.

The accommodation has been thoughtfully extended and upgraded into a spacious dormer bungalow offering highly versatile accommodation that will appeal to a wide range of buyers.

On the ground floor the hub of the home is a superb dining kitchen which opens onto a morning room and then onto the garden. A porch, entrance hall, lounge, conservatory, utility room, cloakroom/ W.C., two double bedrooms and bathroom make up the rest of the ground floor accommodation. To the first floor there is a master bedroom with en-suite bathroom, a further bedroom with en-suite and a study. The property has the benefit of double glazing throughout and gas central heating is installed.

There are landscaped gardens to both the front and rear with a large gated drive allowing for off-road parking as well as access to the double garage. The garden to the rear is fully enclosed and generous in proportion and enjoys a sunny southerly aspect.

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.

From the railway station proceed along Sunderland Street in the direction of Park Green. Continue across the lights into Park Street and into Park Lane. Proceed to the traffic lights at the junction with Congleton Road and the property can be found on the left hand side just after the turning for Cambridge road.

Viewing: By appointment with Holden and Prescott 01625 422244

HOLDEN & PRESCOTT

Ground Floor

Porch

uPVC front door with glazing inset. Quarry tiled floor. Downlighting.

Entrance Hall

Inner front door with decorative glazing. Spindle balustrade to the staircase. Ceiling cornice. Wall light. Herringbone wooden flooring. Double panelled radiator. Double doors to the Lounge.

Cloakroom

Hanging rail, coat hooks and shelving.

Lounge

15'11 x 13'11

Living flame gas fire set within a feature fireplace with ornate timber surround and marble hearth. T.V. aerial point. Ceiling cornice. Wall lights. Dado rail. Wooden panelling to Dado height. Herringbone wooden flooring. Deep skirting boards. uPVC double glazed window. Double panelled radiator. Double doors to the Conservatory.

Conservatory

14'05 max x 12'09

Ceiling fan. Wall light points. Tiled flooring. Integrated blinds to the double glazed roof. uPVC patio doors opening on to the garden. Double panelled radiators.

Morning Room

13'09 x 11'11

Multi-fuel stove set within an exposed brick statement inglenook fireplace with marble hearth. Wall lights. uPVC sliding patio door to the garden. Deep skirting boards. uPVC double glazed window. Electric panel heater. Openway through to the Dining Kitchen.

Dining Kitchen

24'05 x 13'02 I-shapd

One and a half bowl stainless steel sink unit with mixer tap and additional hose tap with base cupboard below. A range of matching base, eye and full length level cupboards with contrasting granite work surfaces that extends to matching island unit with integrated chopping board. Integrated single oven and microwave oven. Five ring gas and electric hob with extractor hood over. Integrated dishwasher. Integrated wine fridge. Integrated fridge/freezer. Downlighting. Tiled flooring. Velux windows. uPVC sliding patio doors to the garden. Chrome radiator.

Utility Room

10'01 x 4'03

Belfast sink with mixer tap and base cupboard below. Base and eye level cupboards with contrasting granite work surfaces with plumbing for washing machine and space for a tumble dryer below. Extractor fan. Partially tiled walls. Tiled flooring. Velux window. uPVC double glazed window.

W.C.

The suite comprises a hand basin with mixer tap and a low suite W.C. Extractor fan. Partially tiled walls. Tiled flooring. uPVC double glazed window.

Bedroom Two

13'03 x 10'05

Ceiling cornice. Herringbone wooden flooring. uPVC double glazed window. Double panelled radiator.

Bedroom Three

11'11 x 9'10

A range of fitted wardrobes with matching chest of drawers, dressing table and bedside cabinets. Downlighting. uPVC double glazed window. Single panelled radiator.

Bathroom

The suite comprises a corner bath with mixer tap and shower over as well as an additional hand-held shower attachment, a wash basin with vanity storage cupboard below and a low suite W.C. Downlighting. Ceiling cornice. Partially tiled walls. Wall-mounted mirrored bathroom cabinet. uPVC double glazed window. Chrome heated towel rail.

Side Porch

Handrail to the staircase. Quarry tiled flooring. uPVC side door with double glazed panels.

First Floor**Landing**

Spindle balustrade to the staircase. Cupboard with shelving.

Bedroom One

17'10 x 12'04

Floor to ceiling fitted wardrobes with matching chest of drawers, dressing table and bedside cabinets. Ceiling cornice. Herringbone wooden flooring. Two uPVC double glazed windows. double panelled radiator.

En-Suite

Free-standing roll-top bath with mixer tap and shower over. Pedestal wash basin. Low suite W.C. Bidet. Downlighting. Extractor fan. Partially tiled walls. Electric shaver point. Wall-mounted mirrored bathroom cabinet. uPVC double glazed window. Chrome heated towel rail.

Bedroom Four

11'10 x 11'01

Eaves storage. Cupboard housing the hot water cylinder. Velux window. Electric panel heater.

En-Suite Bathroom

Corner bath with tiled splashbacks. Pedestal wash basin. Low suite W.C. Extractor fan. uPVC double glazed window. Electric panel heater.

Landing

Handrail to the staircase.

Study

17'00 x 10'06

Eaves storage. Wooden flooring. Porthole window. Velux window. Single panelled radiator.

Outside**Double Garage**

17'02 x 16'00

Up and over door. Power and light. Zanussi domestic central heating boiler. uPVC double glazed windows. Door to the additional store.

Gardens

The property is set back from the road and screened behind a mature hedgerow, trees and large rhododendron as well as other evergreens with a garden that includes a raised bed with further mature planting and neat lawn. There is an electric security gate that provides access to a large stone-flagged driveway where there is access to the double garage. The rear garden can be accessed from both sides. The garden to the rear is fully enclosed within fenced borders and has been landscaped and divided into different sections to include a large flagged patio, mature pond, a wrap-a-round neat lawn, a wooden pergola, a range of attractively planted flower beds which wind around the garden border. At the boundary is a large timber garden shed. The garden enjoys a south westerly aspect and captures the best of the afternoon and evening sun.

£585,000



