





427, Park Lane, Macclesfield, Cheshire SK11 8JU

This striking Victorian semi-detached is something to behold. The property has undergone a comprehensive modernisation program and the results are outstanding. The property's original features have been celebrated and enhanced and this has been combined with a range of high quality fixtures and fittings.

A large entrance hall welcomes you into this home and leads to a lounge that features a stunning bay window. That all important family space is covered with a beautiful dining kitchen. To the landing on the first floor you are welcomed with original pine doors which lead to three well proportioned bedrooms and a bathroom with a free standing bath and separate shower cubicle. The property is warmed with gas central heating and uPVC double glazing is installed.

The property is set back from the road behind a single drive, a shared driveway provides access to further parking and a single garage. The rear garden has been landscaped and incorporates an Indian stone patio, lawn and a raised bed.

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 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 right hand side just before the junction.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Entrance Hall

Spindle balustrade to staircase. Picture rail. Laminate flooring. uPVC double glazed window. Double panelled radiator.

Lounge

14'11" x 12'0"

Cast iron fireplace with tiled hearth. Picture rail. Wall light points. Original pine door. uPVC double glazed windows to the bay. Double panelled radiator.

Dining Kitchen

18'11" x 14'11" reducing to 12'0"

Single drainer sink unit with a mixer tap and base cupboard below. A range of eye level and base cupboards with contrasting work surfaces and tiled splashbacks which extends to a breakfast bar. The breakfast bar has a hidden power point. Integrated single oven with four ring electric hob and extractor hood over. A range of integrated appliances including a fridge freezer and washing machine. Larder style cupboard with shelving. uPVC double glazed window. A cupboard housing a combination style condensing boiler. Downlighting. Picture rail. Original pine door. Laminate flooring. Composite back door with double glazed panel. uPVC patio doors onto the garden. uPVC double glazed window. Vertical radiator.

First Floor

Landing

Spindle balustrade to staircase. Loft access. Picture rail. uPVC double glazed window.

Bedroom One

14'11" x 12'0"

Cast iron fireplace. Picture rail. Original pine door. uPVC double glazed windows to the bay. Double panelled radiator.

Bedroom Two

14'11" x 10'11"

Cast iron fireplace. Picture rail. Original pine door. uPVC double glazed window. Double panelled radiator.

Bedroom Three

10'0" x 6'0"

Picture rail. Original pine door. uPVC double glazed window. Double panelled radiator.

Bathroom

A white suite comprising a free standing bath with ornate mixer tap and shower. A walk in cubicle with dual headed thermostatic shower over. A Pedestal wash basin and a low suite W.C. Downlighting. Extractor fan. Partially tiled walls. Tiled floor. uPVC double glazed windows. Chrome heated towel rail.

Outside

Gardens

The property is set behind a single tarmac driveway with block paved edging. The rear of the property can be accessed by a shared driveway which provides access to additional parking and a single garage. The garden to the rear is enclosed within hedged, walled and fenced borders and incorporates an Indian stone patio, a neat lawn and a raised bed.

Garage

The single brick built garage with a pitch roof is separated into three sections with a traditional garage taking up the majority of the space then a further storage cupboard and W.C. making up the other spaces.

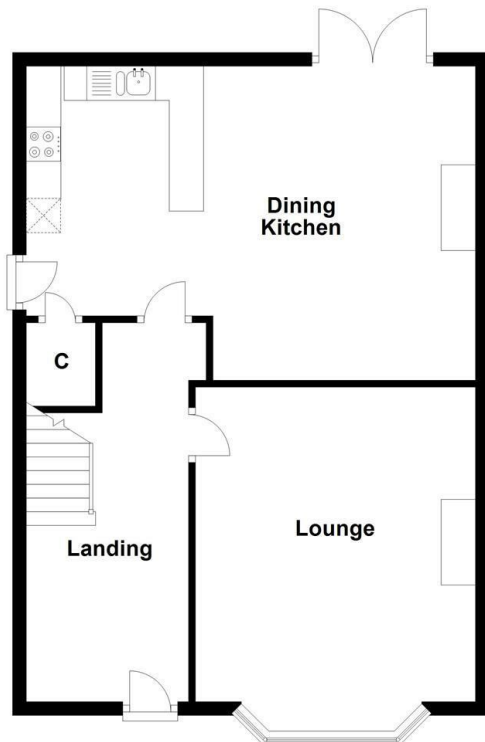
Tenure

A term of 900 years that started in 1928. There is an annual ground rent of £0.10s.0d.

£325,000

HOLDEN & PRESCOTT

Ground Floor



First Floor

