



**GASCOIGNE  
HALMAN**

22 IVY ROAD, IVY ROAD, MACCLESFIELD

---

THE AREAS LEADING ESTATE AGENT



## 22 IVY ROAD, IVY ROAD, MACCLESFIELD

£450,000

A handsome 1930s built detached home of which has been beautifully refurbished by the current owners. Great size open plan accommodation, quality flooring and new carpets throughout. Large private rear garden, garage and newly laid driveway.

An Absolutely Stunning 1930's Detached Family Home.  
Large Private West Facing Garden Extending To Over 100ft In Length.

Garage An Newly Laid Driveway For Up To Four Cars.  
Beautifully Re Furbished Throughout With Quality Karndean Flooring And Wool Carpets All Newly Fitted.  
Fabulous Bathroom And An Open Plan Dining/Kitchen.  
Great Location In Macclesfield.





#### DESCRIPTION

A 1930's built detached family home which has been beautifully refurbished to extremely high standard by the current owners, with modern open plan living accommodation, good amounts of off road parking, garage and a large west facing garden that extends to over 100 ft in length. This house really is ready to move straight into and enjoy.

The property comprises of an entrance hall with stairs to the first floor, window to the side aspect, high quality karndean light oak plank flooring, there is an under-stairs cloak cupboard providing good amounts of extra storage, a beautifully fitted cloakroom/WC and a cupboard housing the gas fired combination boiler.

In the main lounge which is beautifully presented having a bay window to the front aspect, newly laid high quality wool carpet, the main focal point of this room being the wood burning stove with bespoke hand made units fitted into the alcove, this opens through to the dining/kitchen.

The large open plan dining/kitchen is beautifully fitted in a quality range of modern units with solid stone work surfaces, integrated oven, ceramic hob with extractor over, integrated microwave, fridge/freezer and dishwasher, good amounts of storage cupboards, large pull out draw units, continuation of the Karndean flooring, good amounts of spotlights, ample room for a large kitchen table and windows and doors giving access onto the large rear garden.

#### DESCRIPTION

On the first floor there is the landing, window to the side aspect, loft access and again newly laid wool carpets. There are three bedrooms in total, the master having wardrobes, lovely strip pine flooring and a bay window to the front aspect, second bedroom being to the rear and again being an excellent sized double, bedroom three having a window to the front.

The bathroom is beautifully fitted in a four piece suite with a bath with claw feet, vanity wash hand basin with an oak worktop, low level WC and a good sized shower cubicle.

Garage with double doors to the front.

Outside to the front there is a newly laid tarmac driveway providing parking space for up to four vehicles to the rear there is a large west facing garden which is split into two parts, the first part having lovely decking, then mainly laid to lawn and enclosed by mature trees, shrubs and bushes there is a further decking area then opening through into the second part of the garden which is laid to lawn and again mature trees shrubs and bushes, this garden is extremely private and an excellent size.

#### DIRECTIONS

SAT-NAV SK11 8QB

#### LOCATION

Macclesfield is a thriving market town that provides a comprehensive range of shops, varied social and recreational amenities and good schools for children of all ages. For the commuter, Manchester International Airport and its connection with the North West motorway network are approximately thirty minutes away by car and the railway station in Macclesfield provides fast and frequent Intercity and commuter links with Manchester, London and the surrounding business centres.

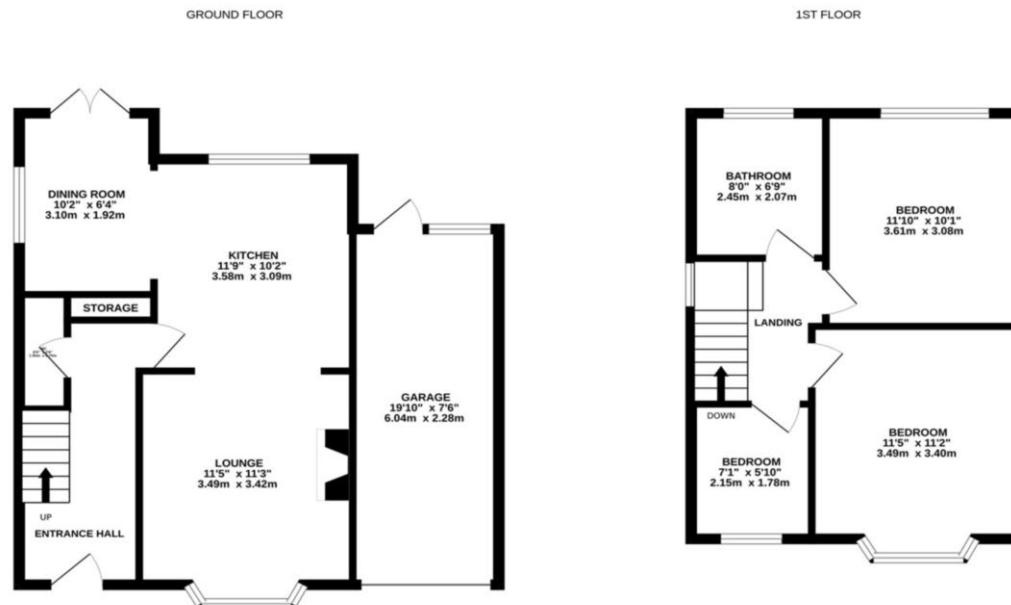
TENURE  
FREEHOLD

#### LOCAL AUTHORITY

CHESHIRE EAST BC CTB D

#### EPC

D



Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix ©2026

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

## MACCLESFIELD OFFICE

01625 511367

[macclesfield@gascoigne-halman.co.uk](mailto:macclesfield@gascoigne-halman.co.uk)

80-82 WATERS GREEN mACCLESFIELD SK11 6LH

**GASCOIGNE  
HALMAN**