





221, Park Lane, Macclesfield, Cheshire SK11 8AA

A charming and exceptionally well-preserved five-bedroom period terraced home, forming one of the highly sought-after "Twelve Apostles," renowned for their distinctive architecture and enduring character. This impressive family residence offers generous accommodation, a wealth of original features and is superbly positioned directly opposite the delightful South Park which adds historic charm to everyday life.

Set behind a neatly maintained front garden with established hedging the accommodation comprises to the ground floor, a porch, impressive hallway with beautiful Minton tiled flooring, a bay-fronted lounge, separate dining room and a breakfast kitchen providing a comfortable hub for everyday family life. A useful cellar with power and lighting is accessed beneath the stairs, providing excellent storage or hobby space. The property also benefits from gas-fired central heating.

The first floor comprises a spacious bay-fronted master bedroom, two further well-proportioned double bedrooms, a shower room, and a separate bathroom. An enclosed staircase leads to the second floor, where two additional Velux-lit bedrooms offer flexible space for home working or growing families.

The property retains a wealth of original period details, including Minton tiled flooring, decorative ceiling arches and roses, picture rails, and traditional sash windows and is considered one of the best preserved Victorian properties in Macclesfield,

To the rear is a fully enclosed garden, mainly laid to lawn with raised flower beds. A side passage leads to a substantial double garage with power and light, alongside a limestone flagged driveway providing off-road parking for two vehicles.

Ideally located within easy reach of Macclesfield town centre, highly regarded schools, and local amenities, the property enjoys an enviable setting opposite the ever-popular South Park.

A rare opportunity to acquire a substantial home in one of Macclesfield's most desirable residential locations.

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 our office proceed towards the railway station turning right onto Sunderland Street. Proceed through the lights into Park Street and across the roundabout into Park Lane and the property can be found on the right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Porch

Imposing hardwood front door with fanlight over. Dado rail. Minton tiled flooring. Deep skirting boards. Inner hardwood door with original stained glass opening onto the Entrance Hall.

Entrance Hall

Ornate moulded ceiling arch. Ceiling cornice. Picture rail. Deep skirting boards. Minton tiled flooring. Spindle balustrade to the staircase. Access to the cellar. Two double panelled radiators.

Lounge

13'04 x 12'09

Open fireplace with marble hearth, surround and mantel. Ceiling cornice. Ceiling rose. Picture rail. Deep skirting boards. Stripped oak flooring. T.V. aerial point. Sash windows to the bay. Period style column radiator. Double doors opening onto the Dining Room.

Dining Room

14'05 x 12'04

Open fireplace with marble hearth, surround and mantel. Ceiling cornice. Ceiling rose. Picture rail. Deep skirting boards. Stripped oak flooring. Sash window. Period style column radiator.

Breakfast Kitchen

19'06 x 11'05

Single drainer one and a half bowl stainless steel sink unit with base unit below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. Space for a range style cooker. Plumbing for dishwasher. Plumbing for automatic washing machine. Space for fridge/freezer. Fitted shelving. Drying rack. Ceiling cornice. Deep skirting boards. Partially tiled floor. Sash window. Single glazed window. Double panelled radiator. Hardwood door with glazing inset opening onto the rear garden.

Cellar

Power and light. Shelving. Single glazed window.

First Floor

Landing

Spindle balustrade to the staircase. Wall light points. Deep skirting boards. Skylight. Single panelled radiator.

Bedroom One

18'05 x 12'10

Fitted wardrobes to the chimney recess. Cast iron fireplace with tiled hearth. Wall light points. Picture rail. Deep skirting boards. Stripped oak flooring. Sash windows. Two period style column radiators.

Bedroom Two

14'04 x 12'06

Cast iron fireplace with tiled hearth. Picture rail. Deep skirting boards. Stripped oak flooring. Sash window. Period style column radiator.

Bedroom Three

11'05 x 9'00

Fitted wardrobe. Cupboard housing the Worcester Bosch combination condensing boiler. Deep skirting. Stripped oak flooring. Sash window. Double panelled radiator.

Bathroom

The white suite comprises a panelled bath with mixer tap and hand-held shower attachment, a washbasin with mixer tap and vanity storage cupboard below and a low suite W.C. Ceiling cornice. Wall light points. Partially tiled walls. Deep skirting boards. Sash window. Double panelled radiator.

Shower Room

The white suite comprises a fully tiled cubicle with Mira electric shower over, a washbasin with mixer tap and vanity storage cupboard below and a low suite W.C. Two mirror fronted bathroom cabinets. Recessed spotlighting. Fully tiled walls. Tiled flooring. Vertical chrome heated towel rail.

Second Floor

Landing

Spindle balustrade to the staircase. Storage cupboard. Exposed timber ceiling beam. Deep skirting boards. Stripped oak flooring. Velux window.

Bedroom Four

18'05 max x 15'06 max

Cast iron fireplace with tiled hearth. Storage cupboard. Exposed timber ceiling beams. Wall light points. Deep skirting boards. Stripped oak flooring. Sash window. Velux window. Double panelled radiator.

Bedroom Five

11'04 x 6'01

Shelving to the chimney recess. Exposed timber ceiling beam. Wall light points. Deep skirting boards. Stripped oak flooring. Velux window. Period style column radiator.

Outside

Gardens

The garden to the rear is fully enclosed within which is a good size limestone flagged patio, neat lawn and raised well-stocked beds. There is access down the side of the property to the garage.

Garage/Parking

19'10 x 17'01

Positioned behind a limestone flagged driveway providing off-road parking for two vehicles. Up and over door. Power and light. Garage and driveway accessed via Barton street and a side passage from the back garden.

Tenure

Freehold

£540,000

HOLDEN & PRESCOTT





