HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

55 Park Mount Drive, Macclesfield, SK11 8NT

55, Park Mount Drive, Macclesfield, Cheshire SK11 8NT

Situated on the ever-popular Park Mount Drive, this attractive home offers a superb blend of spacious accommodation, practicality and contemporary style. Set within a well-established residential area, surrounded by attractive and characterful properties, it provides an excellent opportunity for those seeking a comfortable and versatile home in a highly convenient location.

The accommodation has been thoughtfully arranged to provide well-proportioned yet cosy living space throughout. Carefully maintained since construction, the property is ready to move into, while offering scope for individual touches and further enhancement over time. Its convenient location places local schools and amenities within easy reach, while Macclesfield town centre and railway station are just a short drive away.

The accommodation briefly comprises an entrance hall, generously proportioned lounge, separate dining room and well-appointed kitchen. The integral garage benefits from a useful W.C. and cloakroom. To the first floor is a principal bedroom with en-suite shower room, two further double bedrooms and a contemporary family bathroom. Further benefits include gas-fired central heating and uPVC double glazing throughout.

Externally, the property is approached via a tarmac driveway providing ample off-road parking and access to the integral garage. The front garden is neatly maintained, predominantly laid to lawn and enclosed by established hedging. To the rear, the fully enclosed garden provides a private and pleasant outdoor space, with a good-sized lawn complemented by a raised stone-flagged patio, creating an ideal setting for outdoor dining, entertaining or simply relaxing.

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.

Proceed out of Macclesfield along Park Lane through three sets of traffic lights into Ivy Lane and take the first turn on the left-hand side into Park Mount Drive. Bear right at the fork and you will find the property on the right hand side just before Park Mount Close.

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Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Entrance Hall
Composite front door with glazing inset and adjoining. Spindle balustrade to the staircase. Understairs storage cupboard. Single panelled radiator.

Lounge
31'1 x 12'7
Multi-fuel stove set within a feature stone-built inglenook style fireplace with timber mantels and stone hearth. Exposed timber ceiling beams. T.V. aerial point. Recessed spotlighting. uPVC double glazed window. Two double glazed porthole windows. Two double panelled radiators. French doors opening onto the rear garden. Open way through to the Dining Room.

Dining Room
16'8 to the bay x 7'4
Exposed timber ceiling beams. Recessed spotlighting. Semi-circular window seat to the bay. uPVC double glazed windows to the bay. Single panelled radiator.

Kitchen
12'4 x 12'2
Single drainer one and a half bowl stainless steel sink with mixer tap and base unit below. An additional range of matching high gloss base and eye level units with contrasting work surfaces and tiled splashbacks. Integrated Electrolux double oven with four ring induction hob and extractor hood over. Integrated dishwasher. Space for a free-standing fridge/freezer. Kick board heating. Ceiling cornice. Recessed spotlighting. uPVC double glazed window. uPVC door with glazing inset opening at the side elevation. Double panelled radiator.

Garage
22'00 max x 12'11
Electronically operated up and over door. Power and light. A range of base units with space for a fridge/freezer and plumbing for a washing machine. Wall-mounted Worcester Bosch gas central heating and domestic hot water boiler.

W.C.
Washbasin with mixer tap and tiled splashback. Low suite W.C. Extractor fan. Single panelled radiator.

Cloakroom
Shelving. uPVC double glazed window. Single panelled radiator.

First Floor

Landing
Spindle balustrade to the staircase. Cupboard housing the hot water cylinder. Access to a loft via a pull-down ladder. uPVC double glazed window. Double panelled radiator.

Bedroom One
15'10 max x 12'5
Floor to ceiling fitted mirror-fronted wardrobes. uPVC double glazed window. Single panelled radiator.

En-suite
The white suite comprises a wet wall cubicle with thermostatic shower over and a combined sink and W.C. vanity unit. Recessed spotliighting. Electric shaver point. uPVC double glazed window. Vertical radiator.

Bedroom Two
12'8 x 12'8
Storage cupboard to the eaves. uPVC double glazed window. Single panelled radiator.

Bedroom Three
12'7 x 12'4
Floor to ceiling fitted wardrobe. Built-in desk/workstation with drawers. Storage cupboard to the eaves. uPVC double glazed window. Single panelled radiator.

Bathroom
The white suite comprises a panelled bath with mixer tap, a wet wall cubicle with thermostatic shower over and a combined washbasin and W.C. vanity unit. Recessed spotlighting. Partially tiled walls. uPVC double glazed window. Double panelled radiator.

Outside

Gardens
The property is approached via a spacious tarmac driveway that sweeps around to the front, providing ample off-road parking and access to the garage. Adjacent, a neatly maintained lawned garden is complemented by well-stocked planted beds and enclosed by a low garden wall. To the rear, the fully enclosed garden offers a private and attractive outdoor space, featuring a stone-flagged patio with wrought-iron railings and steps leading down to a sunken lawn bordered by mature planting. A timber-built garden shed is included in the sale and external power points are conveniently located to both the front and rear.

Tenure
Freehold.

Offers Over £510,000

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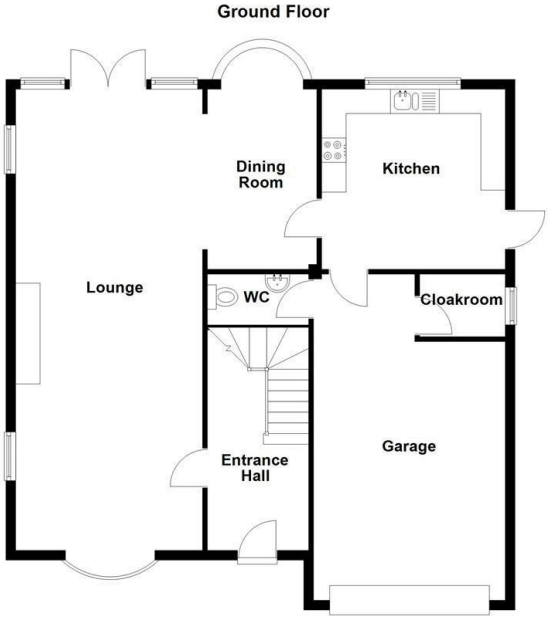

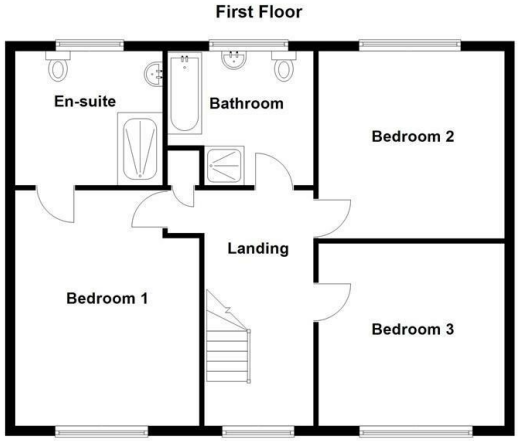

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