HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

399 Park Lane, Macclesfield, SK11 8JR





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An exceptional and substantial late Victorian family residence, this impressive five-bedroom home seamlessly combines period charm with stylish modern living. Offering versatile accommodation arranged over five floors, the property boasts three reception rooms, four bathrooms, a beautifully appointed family dining kitchen, useful cellar space and a private rear garden with off-road parking.

The property retains a wealth of character and charm, complemented by tasteful improvements and extensions, creating a wonderful home ideally suited to modern family life. Internally, the accommodation begins with an impressive entrance hallway featuring attractive English-made tiled flooring, leading to a bay-fronted lounge with feature fireplace, a separate study/playroom and a convenient cloakroom. The kitchen is extensively fitted with a host of modern units, with oak steps leading down to a stunning family/dining room with feature vaulted ceiling, large windows providing ample natural lighting and a contemporary cylindrical log burning stove. In addition there is a large two chambered cellar providing versatility of space.

The upper floors provide five well-proportioned bedrooms, including an impressive bay-fronted principal bedroom with a generous en-suite shower room, alongside a further family bathroom and two additional en-suite shower rooms. The converted and modernised attic provides further valuable accommodation, whilst the two-chambered cellar offers excellent versatility for storage or potential alternative uses.

Externally, a particularly attractive feature is the generous and private rear garden, comprising a York stone-flagged patio and an enclosed lawned garden, providing an ideal setting for outdoor entertaining and family enjoyment. Beyond the garden is gravelled off-road parking for two/three vehicles.

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.

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Ground Floor

Entrance Hall
Ceiling cornice. Access to cellar. Radiator.

Lounge
15'11" x 12'2"
Living flame gas fire set within an attractive marble surround and hearth. T.V. Aerial point. uPVC sash window. Radiator.

Playroom/Study
11'5" x 8'7"
Radiator.

Cloakroom/W.C.
Shelving and cloak hooks. Low suite W.C. Vanity wash hand basin. Extractor fan. uPVC double glazed window. Radiator.

Kitchen
17'4" x 10'8"
Single drainer one and a half bowl enamel sink unit with mixer taps and base units below. An additional range of matching base and eye level units with contrasting work surfaces over. Built-in dishwasher. Central free standing work surface with a comprehensive range of drawers and cupboards below. Built-in Neff microwave. Gas cooker point with extractor canopy over. Recessed spotlighting. Part tiled walls. uPVC double glazed windows.

Dining Room/Family Room
18'8" x 10'0"
Substantial free standing cast iron log burning stove with chimney. Two wall light points. uPVC double glazed windows to one elevation and patio doors to rear garden. Velux window. Two radiators.

Basements
Cellar Chamber One (Rear) 14'4 x 14'4 (4.4m x 4.4m) (Rear) Power and light. Double drainer stainless steel sink unit with base cupboard below and work surfaces. Plumbing for automatic washing machine. Space for a tumble dryer. A Worcester gas central heating and domestic hot water boiler. Pressurised hot water cylinder system. Laminate flooring. uPVC double glazed window. Radiator.
Cellar Chamber Two(Front) 14'4 x 12'1 (4.4m x 3.7m) (Front) Power and light. Laminate flooring. uPVC double glazed window. Single panelled radiator. Store.

First Floor

Landing

Bedroom One
17'3" x 15'6"
Attractive bay window. uPVC double glazed window. Double panelled radiator.

En Suite Shower Room
Fully tiled double shower cubicle with thermostatic shower, 'his and hers' vanity wash hand basins with cupboards below and low suite W.C. Extractor fan. Fully tiled walls and floor. Recessed spotlighting. Chrome heated towel rail.

Bedroom Two
17'4" x 10'8"
Two uPVC double glazed windows. Double panelled radiator.

Bathroom
White modern suite comprising a Jacuzzi bath with thermostatic shower over, pedestal wash basin and low suite W.C. Extractor fan. Recessed spotlighting. uPVC double glazed window. Chrome heated towel rail.

Second Floor

Landing
Velux window.

Bedroom Three
17'4" max x 11'4"
Two Velux windows. Radiator.

En Suite Shower Room.
Fully tiled Quadrant shower cubicle with thermostatic shower, pedestal wash basin and low suite W.C. Extractor fan. Recessed spotlighting. uPVC double glazed window. Chrome heated towel rail.

Bedroom Four
16'1" x 11'5"
Radiator.

£550,000

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En Suite Shower Room..
Fully tiled Quadrant shower cubicle with thermostatic shower, pedestal wash basin and low suite W.C. Extractor fan. Fully tiled walls. Chrome heated towel rail.

Bedroom Five
10'4" x 9'0"
uPVC double glazed window. Velux window. Radiator.

Attic Space
16'1" x 8'1"
Power and light. Two Velux windows. Radiator.

Outside

Garden/Parking
The front of the property is framed by a stone built garden wall with a pathway and stone steps up to the front door. Side access leads to a secure bin store and continues through to a substantial, fully enclosed rear garden, which is predominantly laid to lawn with a patio seating area. Beyond the garden is a gravelled parking area providing off-road parking for two to three vehicles.

Tenure
Freehold








Ground Floor
Family/Dining Room
Kitchen
WC
Cloaks
Playroom/Study
Lounge
Hall
Basement
Cellar
Cellar
First Floor
Bedroom 2
Bathroom
En-suite
Bedroom 1
Second Floor
Bedroom 3
En-suite
Bedroom 5
En-suite
Bedroom 4
Third Floor
Attic Room

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