





27, Park Mount Drive, Macclesfield, Cheshire SK11 8NS

Situated in a highly sought-after residential area, this three-bedroom detached home enjoys an elevated position with far-reaching views towards the surrounding hills to the rear. Conveniently located close to All Hallows Catholic College and Macclesfield College, the property offers spacious and versatile accommodation arranged over four levels, presenting an excellent opportunity for purchasers to modernise and personalise to their own taste and style.

The accommodation briefly comprises a porch, entrance hall, living room and kitchen to the ground floor. The upper ground floor provides two double bedrooms, a bathroom and a separate W.C. The first floor features a further double bedroom with access to a useful boarded loft space, ideal for additional storage. To the lower ground floor is a large integral garage offering excellent storage or workshop potential. The property benefits from gas-fired central heating and uPVC double glazing throughout.

Externally, the property is set back from the road behind a lawned front garden, with an adjoining driveway providing off-road parking for two vehicles and leading to the integral garage. To the rear, the property boasts a generous, south-facing garden that enjoys a sunny aspect throughout much of the day and takes full advantage of the far-reaching views towards the surrounding hills.

Offering generous living space, a desirable location, wonderful views and excellent potential, this is an ideal home for buyers looking to create a property tailored to their own requirements.

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 two sets of traffic lights into Ivy Lane and take the first turn on the left-hand side into Park Mount Drive. Bear left, where the property can be found on the left-hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Porch

uPVC front door with glazing inset and adjoining. Tiled flooring. Single glazed inner door to the Entrance Hall.

Entrance Hall

Handrail to the staircase. Enclosed steps to the Garage. Double panelled radiator.

Living Room

20'8 x 10'4

Brick built fireplace with wooden mantel. Ceiling cornice. Wall light points. T.V. aerial point. uPVC double glazed window to the side and rear elevations. uPVC door to the rear garden. Two double panelled radiators.

Kitchen

11'10 x 10'10

Single drainer stainless steel sink with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. Integrated Indesit double oven with four ring electric hob and extractor hood over. Plumbing for washing machine. Space for free-standing fridge/freezer. Serving hatch. uPVC double glazed window. uPVC door to the side elevation. Double panelled radiator.

Lower Ground Floor

Garage

31'4 x 11'6

Up and over door. Wall-mounted Glow Worm boiler. Utility meters. uPVC double glazed windows. uPVC door to the rear garden.

Upper Ground Floor

Landing

Handrail to the staircase.

Bedroom One

11'10 x 11'5

Floor to ceiling fitted wardrobes. Wall light points. uPVC double glazed window. Single panelled radiator.

Bedroom Two

11 x 9'11

A range of fitted bedroom furniture including wardrobes, cupboards and integrated vanity area featuring a washbasin. uPVC double glazed window. Single panelled radiator.

Bathroom

The white suite comprises a panelled bath with electric Mira shower over and a pedestal washbasin with mixer tap. Airing cupboard. Fully tiled walls. uPVC double glazed window. Single panelled radiator.

W.C.

Low suite W.C. uPVC double glazed window.

First Floor

Landing

Handrail to the staircase. Wall light point

Bedroom Three

18'8 x 10'10 I-shaped

Built-in cupboards to the eaves. Shelving. Loft access. uPVC double glazed window. Double panelled radiator.

Outside

Gardens

The property is set back behind a driveway providing off-road parking for two vehicles, together with access to the garage. A mature lawned garden lies adjacent, while an electric vehicle charging point is an additional benefit. To the rear, the fully enclosed garden is a good size and features a flagged patio, well-maintained lawn and an established selection of mature shrubs and planting providing a pleasant and private outdoor space.

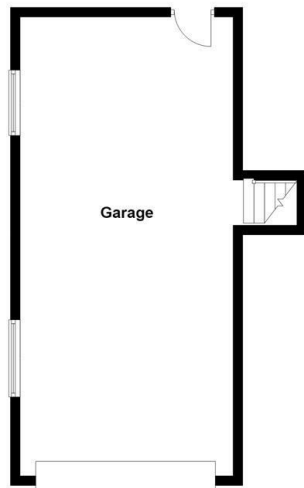
Tenure

Freehold.

£415,000

HOLDEN & PRESCOTT

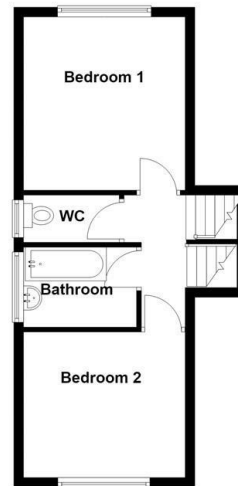
Lower Ground Floor



Ground Floor



Upper Ground Floor



First Floor

