



**jordan fishwick**

37 WALKER LANE SUTTON MACCLESFIELD SK11 0DZ

**£439,950**



## 37 WALKER LANE SUTTON MACCLESFIELD SK11 0DZ

**\*\* INNOVATIVE, STYLISH AND VERSATILE \*\*** Located in the picturesque village of Sutton which is surrounded by some of the most stunning countryside as well as being ideal for keen walkers, yet within easy reach of Macclesfield town centre and all its amenities. Set back from the road this delightful home offers deceptively spacious accommodation, a generous driveway and a fabulous Southerly facing garden to the rear aspect. The accommodation is well presented throughout and in brief comprises; covered porch, reception hallway, downstairs WC, elegantly presented living room with feature curved bay window and sliding doors opening to the family/dining kitchen. To the first floor are three double bedrooms, with en-suite to the master bedroom and a family bathroom. Paddle stairs lead from the first floor landing to the converted loft room. To the front is a driveway providing off road parking. The rear garden is a real feature and has the ever sought after SOUTHERLY orientation. This mature garden offers a spacious stone patio ideal for entertaining family and guests or to just simply relax and enjoy overlooking a well maintained lawn with an additional patio to the rear. Various shrubs and hedging to the borders with mature trees beyond that provide a high degree of privacy.

### Location

Walker Lane is a popular residential area in Sutton Village, located just to the south of the Cheshire town of Macclesfield. In the heart of an established and thriving community while surrounded by large tracts of open space that give a real semi-rural feel to the area. In addition to more local convenience stores, Macclesfield town centre offers a modern shopping centre with a range of leisure facilities to suit most tastes. There are many independent, state primary and secondary schools within easy reach of the town centre. The access points of the North West Motorway network system, Manchester International Airport and some of Cheshire's finest countryside are close at hand. Intercity rail links to London Euston and Manchester Piccadilly can be found at Macclesfield and Wilmslow railway stations.

### Directions

Leaving Macclesfield in a Southerly direction along the Silk Road, continue onto Mill Lane. Turn left at the traffic lights onto Byrons Lane (sign posted for Sutton) and continue for approx 1 mile, turning right onto Walker Lane, the property can then be found after a short distance on the left hand side.

### Covered Porch

Stone steps lead up to the covered porch. Composite front door and double glazed windows to the side.

### Entrance Hallway

Stairs leading to the first floor landing with useful storage cupboards below. Radiator.

### Downstairs WC

Fitted with a push button low level WC with concealed cistern and wash hand basin. Recessed ceiling spotlight.

### Living Room

13'0 x 10'3  
Elegant living room decorated in neutral colours featuring a double glazed curved bay window to the front aspect. Radiator.

### Dining Area

10'5 x 10'0  
Ample space for a dining table and chairs. Open to the family area. Under floor heating.

### Family Area

10'0 x 10'0  
Double glazed French door to the garden. Two Velux windows. Under floor heating.

### Breakfast Kitchen

19'5 x 8'0  
Fitted with an excellent range of units comprising base cupboards with granite work surfaces over and matching wall cupboards. Underhung one and a half bowl stainless steel sink unit with mixer tap. Integrated fridge, washing machine, dishwasher and tumble dryer all with matching cupboard doors. Space for a range cooker with extractor hood above. Under floor heating. Double glazed window to the rear aspect overlooking the garden. Recessed ceiling spotlights.

### Stairs To The First Floor

Velux window.

### Master Bedroom

16'7 max x 9'2  
Spacious bedroom with ample space for a king size bed and wardrobes. Double glazed window to the rear aspect. Radiator.

### En-Suite Wet Room

En-suite wet room comprising walk in shower, low level WC and pedestal wash hand basin. Extractor fan. Tiled floor and walls. Recessed ceiling lighting. Chrome ladder style radiator. Under floor heating. Double glazed window to the front aspect.

### Bedroom Two

12'10 x 10'4  
Double bedroom with ample space for a king size bed. Built in wardrobe. Double glazed bay window to the rear aspect. Radiator.

### Bedroom Three

10'8 x 10'4  
Double bedroom with ample space for a king size bed and built in cupboard. Double glazed curved bay window to the front aspect. Radiator.

### Family Bathroom

Fitted with a white suite comprising; P-shaped panelled bath with shower above and curved screen to the side, push button low level WC with concealed cistern and vanity wash hand basin with mixer tap. Feature double glazed triangular oriel window to the front aspect. Tiled walls and floor. Chrome ladder style radiator.

### Stairs To The Loft Room

Paddle stairs lead from the first floor landing to the converted loft room.

### Bedroom Four

16'7" x 8'11" restricted head height  
Spacious room with restricted head height. Exposed beams. Double glazed window to the front aspect with far reaching views over open countryside. Storage into the eaves. Radiator.

### Outside

#### Driveway

A paved driveway to the front provides off road parking.

#### Southerly Facing Garden

The rear garden is a real feature and has the ever sought after SOUTHERLY orientation. This mature garden offers a spacious stone patio ideal for entertaining family and guests or to just simply relax and enjoy overlooking a well maintained lawn with an additional patio to the rear. Various shrubs and hedging to the borders with mature trees beyond that provide a high degree of privacy.

### Tenure

The vendor has advised us that the property is Freehold and that the council tax band is D. We would advise any prospective buyer to confirm this with their legal representative.



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C	68	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	