

11 IVY LANE MACCLESFIELD SK11 8NR

A well presented and spacious detached TRUE bungalow with a SOUTHERLY facing rear garden and detached GARAGE. Ivy Lane is long established as arguably, Macclesfields prime residential area's given its abundance of beautiful established trees and wide variety of individual properties. A befitting location for this versatile dwelling that currently has planning permission for a rear extension and loft conversion. The accommodation is spacious, light and airy and in brief comprises; porch, entrance hallway, living room with sliding patio doors to the conservatory, dining room, kitchen, two double bedrooms, single bedroom and a family bathroom. A Vaillant combination boiler is installed along side double glazed windows, providing a warm and comfortable home in which to live. Externally the property is set back behind a front garden and a driveway providing ample off road parking and leads to the detached garage. The superb Southerly facing rear garden is of a generous proportion and offers an array of flowerbeds, shrubs and bushes to the perimeter. Good size area laid to lawn and several seating areas taking maximum advantage of the lovely aspect.

Location

Set in Cheshire's plains, on the fringe of the Peak District National Park, Macclesfield combines the old with the new. Originally a medieval town, Macclesfield became the country's 'Silk' capital in the 1750's, whilst it still retains that heritage, in recent years it has grown to become a thriving business centre. Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There is a popular monthly Treacle Market which is a bustling Arts, Antiques, Crafts, Food and Drink Market, held on the cobbles of the town centre with around 140 stalls of exceptional food and drink, unique crafts and vintage and information from the Macclesfield community. There are many independent and state primary and secondary schools. 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 as well as commuter rail links to the local business centres.

Directions

Travel out of Macclesfield along Park Lane, passing the college on the left, go through the traffic lights with the Flower Pot public house being on the left and the property will be found just after on the left hand side.

Porch

Composite front door. Tiled floor.

Entrance Hallway

Decorated in neutral colours. Ceiling coving. Access to the loft space. Ample built in storage units. Radiator.

Living Room

15'0 x 12'0
Bright and airy living room with two double glazed windows to the side aspect. Radiator. Sliding doors to the conservatory.

Conservatory

12'0 x 7'0
Spacious conservatory with double glazed windows and French doors to the garden. Contemporary radiator.

Dining Room

11'2 x 9'0
Ample space for a dining table and chairs. Laminate floor. Double glazed window to the side aspect. Radiator.

Kitchen

11'2 x 7'5
Fitted with a range of high gloss base units with work surfaces over and matching wall mounted cupboards. One and a quarter bowl stainless steel sink unit with mixer tap and drainer. Five ring gas hob with extractor hood over. Built in double oven. Wall mounted Vaillant boiler. Part tiled walls. Tiled floor. Recessed ceiling spotlights. Double glazed window to the rear aspect over looking the garden. Door to the side.

Bedroom One

12'2 x 11'5
Dual aspect double bedroom with double glazed window to the front and side aspect. Ceiling coving. Radiator.

Bedroom Two

12'2 x 11'5
Dual aspect double bedroom with double glazed window to the front and side aspect. Ceiling coving. Radiator.

Bedroom Three

10'0 x 6'2
Double glazed window to the rear aspect. Ceiling coving. Radiator.

Bathroom

Fitted suite comprising; panelled bath with shower over and screen to the side, low level WC and vanity hand wash basin with mixer tap. Tiled walls. Ladder style radiator. Recessed ceiling spotlights. Two double glazed windows to side aspect.

Driveway And Front Garden

To the front of the property is a driveway providing ample off road parking and leads to the detached garage.

Detached Garage

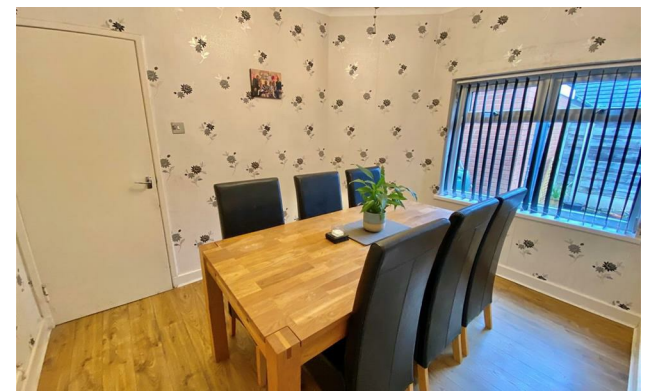
20'0 x 9'4
Electric roller door. Plumbing for a washing machine and space for additional appliances. Power and lighting. Two windows to the side aspect.

Southerly Facing Rear Garden

The superb Southerly facing rear garden is of a generous proportion and offers an array of flowerbeds, shrubs and bushes to the perimeter. Good size area laid to lawn and several seating areas taking maximum advantage of the lovely aspect.

Tenure

The vendor has advised that the property is Freehold. We also believe the property to be council tax band E. We would advise any prospective buyer to confirm these details with their legal representative.



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(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	