



*jordan fishwick*

# 21 Church Lane, Sutton, Macclesfield, Cheshire, SK11 0DS

Located in the highly desirable village of Sutton, a short drive to Macclesfield Forest as well as the town centre and train station. This bespoke bungalow has been in the family since 1978 when it was built. Enjoying a delightful setting within a quiet location, this detached bungalow offers the ability of options to choose how many bedrooms or reception rooms one would require making this home quite unique. The accommodation is spacious and well designed and in brief comprises; entrance hallway, WC, spacious living room, conservatory, dining area, kitchen and utility. An inner hallway allows access to four well proportioned bedrooms and a shower room. Externally, the property enjoys a fantastic plot being set back from the road behind a driveway with a lawn and hedging to the perimeter with mature trees beyond. A path leads around to the side of the property with attractive double gates allowing access to the front door and rear garden which is equally as lovely being fenced and enclosed with a paved patio. Beautiful flower beds have been carefully nurtured and offer an array of attractive plants, flowers and shrubs bordering a delightful lawned garden.

## £489,000

### Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

#### Location

Located in a highly desirable residential location on the outskirts of Macclesfield, within the village of Sutton, a short drive to Macclesfield Forest as well as the town centre. Church Lane is one of Suttons premier roads. 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

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 follow the road for some time where the road will turn into Hall Lane. Turn left onto Church Lane and the property will be found on the left hand side just before you come to The Church House on the right.

#### Entrance Hallway

#### WC

Push button low level WC and wash hand basin. Double glazed window.

#### Living Room

17'10 x 16'10

Spacious reception room featuring a gas stove (currently disconnected) within the chimney recess. Double glazed sliding patio doors to the garden.

#### Conservatory

12'0 x 11'5

Double glazed windows and French doors to the garden.

#### Dining Area

15'6 x 8'7

Ample space for a dining table and chairs. Double glazed French doors to the garden.

#### Kitchen

11'6 x 10'1

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled splash backs. Inset stainless steel sink unit with mixer tap and drainer. Four ring electric hob. Built in oven. Space for a dishwasher and fridge. Window and door to the utility.

#### Utility

6'5 x 5'2

Space for a washing machine and fridge/freezer. Double glazed window and door.

#### Inner Hallway

Two built in storage cupboards.

### Bedroom One

14'2 x 13'0

Double bedroom fitted with a range of wardrobes and drawers. Double glazed window.

### Bedroom Two

14'2 x 10'3

Double bedroom. Vanity wash hand basin. Double glazed window.

### Bedroom Three

10'10 x 10'0

Double bedroom with double glazed window.

### Bedroom Four

9'4 x 6'5

Well proportioned bedroom with double glazed window.

### Shower Room

Walk in shower, push button low level WC and wash hand basin with mixer tap. Part tiled walls. Double glazed window.

### Outside

#### Driveway

Externally, the property enjoys a fantastic plot being set back from the road behind a driveway with a lawn and hedging to the perimeter with mature trees beyond

#### Garage

19'0 x 10'10

Up and over door. Power and lighting.

#### Office

12'0 x 10'0 reducing to 4'2

Power and lighting. Double glazed window.

#### Garden

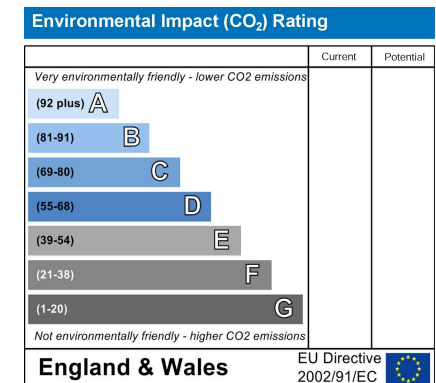
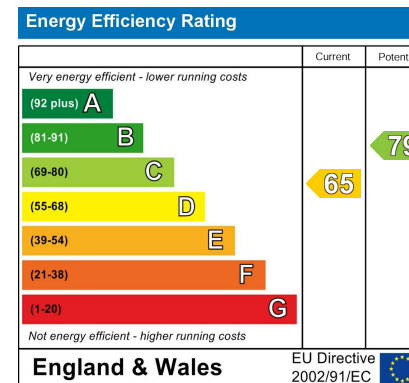
The rear garden is fenced and enclosed with a paved patio. Beautiful flower beds have been carefully nurtured and offer an array of attractive plants, flowers and shrubs bordering a delightful lawned garden.

#### Tenure

The vendor has advised us that the property is Freehold.

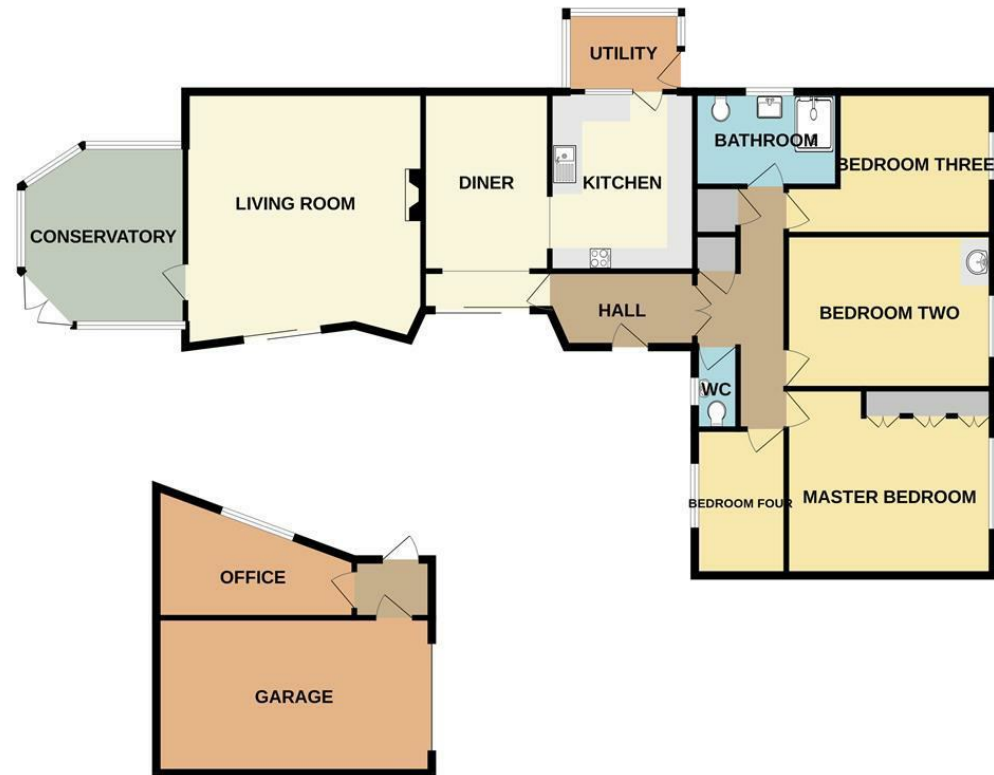
The vendor has also advised us that the property is council tax band F.

We would recommend any prospective buyer to confirm these details with their legal representative.





## GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate,  
Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

01625 434000

macclesfield@jordanfishwick.co.uk  
www.jordanfishwick.co.uk

