





4, Ryles Park Road, Macclesfield, Cheshire SK11 8AH

Occupying an impressive plot on one of the area's most sought-after residential roads, this striking bay-fronted semi-detached house dates from the early part of the last century. Boasting an enviable setting with magnificent gardens and far-reaching views over South Park to the rear, the property offers a rare combination of period elegance and modern convenience.

Striking in its appearance and full of character, this exceptional home boasts beautifully proportioned, light-filled rooms and a wealth of lovingly preserved original features. From the grand entrance hall and spindled staircase to intricate mouldings and original doors all reflecting the charm of a bygone era.

A visit to the property will reveal two individual reception rooms and a breakfast room/kitchen on the ground floor. To the first there are three bedrooms, which include two good doubles, an ensuite to the master bedroom and a family bathroom. Gas fired central heating is installed and double glazing is installed.

Set back from the road behind a garden wall, mature privet hedge, and a private driveway, the property benefits from off-road parking and access to a single garage. To the rear, a generous garden extends to approximately 85 feet, predominantly laid to lawn with a patio area and well-stocked border offering both space and tranquillity. The garden backs directly onto South Park, providing open views and a beautiful natural backdrop.

With South Park quite literally on the doorstep, and just a short walk from the town centre and railway station, the location is both highly convenient and undeniably desirable.

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.

From the station proceed along Sunderland Street in the direction of Park Green. Continue across the lights into Park Street and into Park Lane turning left at the traffic lights into Ryles Park Road where the property can be found on the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

HOLDEN & PRESCOTT

Ground Floor

Covered Porch

Entrance Hall

Solid wood front door with partial glazing. Spindle balustrade to the staircase. Ceiling cornice. Ceiling rose. Dado rail. Stairs to the cellar. Stained glass window to the garage. Partially glazed door to the garage.

Lounge

13'11 x 13'11

Living flame gas fire set within a feature marble fireplace with wooden surround and mantel. T.V. aerial point. Ceiling cornice. Ceiling rose. Picture rail. Double and triple glazed window with partial stained glass feature. Double panelled radiator

Dining Room

11'05 x 10'10

Picture rail. uPVC double glazed window. Sliding patio doors opening onto the garden. Double panelled radiator.

Kitchen

14'02 x 11'02

One and a half bowl stainless steel sink unit with a mixer tap and base cupboard below. An additional range of matching base and eye level cupboards with contrasting work surfaces and tiled splashbacks extending to a peninsular breakfast bar. Integrated double oven. four ring Neff gas hob with extractor hood over. Integrated dishwasher. Housing for an up and over fridge/freezer. Ceiling cornice. uPVC double glazed window. Double panelled radiator.

First Floor

Landing

Spindle balustrade to the staircase. Dado rail. Airing cupboard with shelving housing the hot water cylinder. uPVC double glazed window.

Bedroom One

13'11 x 11'08

Floor to ceiling fitted wardrobes including a mirrored dressing table with drawers below. Picture rail. Dado rail. Double and triple glazed windows with partial stained glass feature to the bay. Double panelled radiator.

En-Suite Shower Room

8'09 x 3'04

The suite comprises a fully tiled cubicle with thermostatic shower over, a hand washbasin with vanity storage cupboard below and a low suite W.C. Extractor fan. Tiled walls. Mirrored bathroom cabinet. Double and triple glazed window with partial stained glas feature. Traditional style radiator.

Bedroom Two

11'6 x 10'9

Picture rail. Double glazed window. Double panelled radiator.

Bedroom Three

11'07 x 10'00

Picture rail. Understairs storage cupboard. Wall light points. Double glazed window. Double panelled radiator.

Bathroom

8'9 x 5'4

The suite comprises a panelled bath with mixer tap and shower with screen, a pedestal hand washbasin with mixer tap and a low suite W.C. Mirrored bathroom cabinet. Partially tiled walls. uPVC double glazed window. Double panelled radiator.

Second Floor

Bedroom Four

22'02 x 14'03

Spindle balustrade to the staircase. Eaves storage. Wall light points. uPVC double glazed window. Velux windows. Wonderful views over South Park and the rolling hills beyond. Double panelled radiators.

Lower Ground Floor

Cellar Room One

16'9 x 8'06

Power and light. Shelving. Small window.

Boiler Room

11'01 x 13'09

Power and light. Worcester domestic central heating boiler.

Utility Room

13'09 x 11'02

One and a half bowl stainless steel sink unit with mixer tap and cupboard below. Wall-mounted cupboards. Plumbing for washing machine. uPVC double glazed window. uPVC patio doors opening onto the garden. Single panelled radiator. Behind a finger latch door is a high suite W.C. with pull-chain.

Outside

Gardens

The property is accessed via a private driveway, offering off-road parking and access to a single garage. A garden wall and mature privet hedge provide an attractive frontage and a sense of privacy from the road. To the rear, a raised patio, accessible directly from the dining room is enclosed by elegant wrought iron railings, creating a charming space for outdoor dining and relaxation. Stone-flagged steps lead down to a beautifully maintained, lawned garden that extends to approximately 85 feet in length. The garden features a large, neatly shaped lawn bordered by well-stocked flower beds, home to a variety of shrubs, bushes, and thriving fruit trees. A mature vegetable patch is situated at the far end of the garden, ideal for those with green fingers. With a sought-after southerly aspect, the garden enjoys the best of the afternoon sun, making it a delightful space throughout the seasons. Backing onto South Park, the property benefits from a peaceful and picturesque outlook, adding to its sense of space and tranquility. The garden is enclosed by a combination of fencing and hedging, and also includes a greenhouse and a timber-built garden shed for additional storage and gardening needs.

Garage

Up and over door. Power and light.

£550,000

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