





## 62A, Byrons Lane, Macclesfield, Cheshire SK11 7JW

Situated within easy reach of some of the area's finest countryside yet within a mile of the town centre and station, Byrons Lane provides a very desirable location. This is the setting for this individual and most attractive detached house with a fully enclosed garden to the rear.

On the ground floor there is an enclosed porch, hall, bay fronted living room with an oak floor, and a good quality contemporary styled dining kitchen with double doors onto the garden, whilst to the first floor there is a landing, three bedrooms and a bathroom. Gas fired central heating is installed, there is uPVC double glazing throughout and a fabulous log burning stove in the living room.

There is a lawned garden with an Indian stone patio to the rear.

This is a lovely home.

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 towards Leek on the A523 (Cross Street). At the traffic lights turn left, signposted Sutton & Langley into Byrons Lane. 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 decorative double glazed panel. Quarry tiled floor. uPVC double glazed side windows.

### **Entrance Vestibule**

Meter cupboard. uPVC double glazed window. Double panelled radiator.

### **Lounge**

16'4" x 12'6"

A Wham contemporary styled log burning stove on a raised slate hearth. Oak floor. T.V. Aerial point. uPVC double glazed bay window. Two double panelled radiators.

### **Dining Kitchen**

15'9" x 10'6"

Blanco reconstituted stone one and a half bowl sink unit with mixer tap and base cupboards below. A range of matching base and eye level cupboards, drawers and larder unit, all with soft closures, co-ordinated worktops and tiled splashbacks. Integrated appliances include a Bosch electric oven and four ring halogen hob with extractor hood over and a Bosch slimline dishwasher. Space for fridge freezer. Plumbing for washing machine. Marble tiled floor. Understairs storage cupboard housing the gas fired condensing combination style boiler. uPVC double glazed windows. uPVC double glazed double doors to the garden. Double panelled radiator.

## **First Floor**

### **Landing**

uPVC double glazed side window.



### **Bedroom One**

11'5" x 9'8"

uPVC double glazed window. Double panelled radiator.

### **Bedroom Two**

12'10" x 9'0"

uPVC double glazed window. Double panelled radiator.

### **Bedroom Three**

9'4" x 6'7"

Access to a part boarded roof void with light. uPVC double glazed window. Double panelled radiator.

### **Bathroom**

White suite comprising a panelled bath with mixer taps and shower, hand basin and a low suite W.C. Glazed shower screen. Wall mounted cabinet. uPVC double glazed window. Double panelled radiator.

### **Outside**

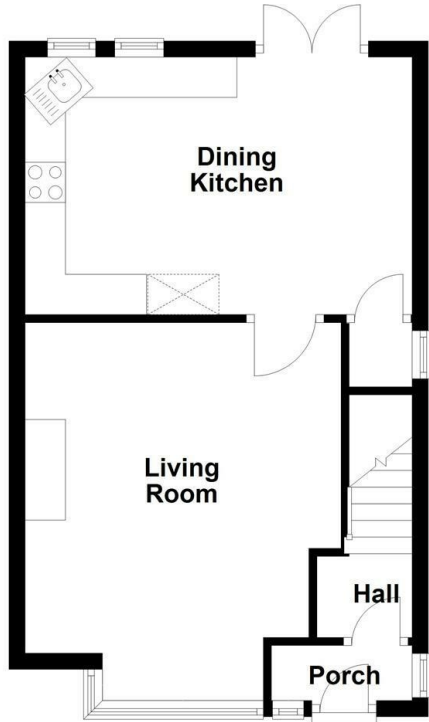
### **Garden**

The rear garden is fully enclosed and predominantly laid to lawn with well stocked beds and an Indian stone patio.

**£265,000**

**HOLDEN & PRESCOTT**

Ground Floor



First Floor

