





# 27 Robin Lane, Lyme Green, Macclesfield, Cheshire, SK11 0LF

A traditional bay fronted, three bedroom semi detached property just on the outskirts of Macclesfield, situated in the highly desirable residential location of Lyme Green of which adjoins some of the finest countryside. The interior design is tastefully presented throughout and in brief comprises; entrance hallway, downstairs WC, bay fronted living room, sitting room, open plan dining kitchen and utility. To the first floor are three bedrooms and a family bathroom fitted with a white suite. Externally, the property benefits from a driveway to the front providing off-road parking, while to the rear is a Westerly facing garden, mainly laid to lawn. Fenced and enclosed with a useful brick-built outbuilding positioned at the rear of the garden.

## £375,000

### Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

#### 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 in recent years it has grown to become a thriving business centre. Nowadays Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There are many independent and state primary schools and secondary schools and easy access to the town. 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 A523, continue past Macclesfield Town Football Club on your right hand side and go over the canal bridge. After a short distance turn left onto Lindrum Avenue and right onto Robin Lane. The property can be found after a short distance on your right hand side.

#### Entrance Hallway

Stairs to the first floor. Attractive LVT floor. Radiator.

#### Downstairs WC

Fitted with a push button low level WC and vanity wash hand basin. Double glazed window to the side aspect.

#### Living Room

12'7 x 10'3

Tastefully presented featuring a double glazed bay window to the front aspect. Radiator.

#### Sitting Room

12'0 x 10'4

Versatile room open to the dining kitchen. Radiator.

#### Dining Kitchen

15'6 x 15'0

Fabulous dining kitchen, fitted with a comprehensive range of high gloss handleless 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. Four ring gas hob with extractor hood over. Built in double oven. Integrated dishwasher with matching cupboard front. Large island featuring a breakfast bar with stool recess. Space for a table and chairs. Attractive LVT floor. Recessed ceiling spotlights. Contemporary radiator. Double glazed window and sliding patio doors to the rear aspect.

#### Utility

8'2 x 5'5

Fitted with base units with work surfaces over. Inset one and a quarter bowl stainless steel sink unit with mixer tap and drainer. Cupboard housing the boiler. Space for a washing machine and tumble dryer. Double glazed window to the side aspect.

### Stairs To The First Floor

Double glazed window to the side aspect. Access to the loft space.

### Bedroom One

13'0 x 10'4

Double bedroom with double glazed window to the front aspect. Radiator.

### Bedroom Two

13'0 x 9'1

Double bedroom with double glazed window to the rear aspect. Radiator.

### Bedroom Three/Study

7'1 x 5'5

Double glazed window to the front aspect. Radiator.

### Bathroom

Fitted with a white suite comprising; tiled panelled bath with shower fittings over and screen to the side, push button low level WC and vanity wash hand basin. Tiled floor and walls. Chrome ladder style radiator. Recessed ceiling spotlights. Double glazed window to the rear aspect.

### Outside

### Driveway

The property is set back from the road with a driveway providing off-road parking, along with a lawned garden to the side. Gated side access leads through to the Westerly facing rear garden.

### Westerly Facing Garden


To the rear is a Westerly facing garden laid mainly to lawn. Fenced and enclosed with useful brick built outbuilding to the rear of the garden.


### Tenure

We are informed by the vendor that the property is Freehold and the council tax band is C. We would advise any prospective buyer to confirm these details with their legal representative.

### Anti Money Laundering - Note

To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

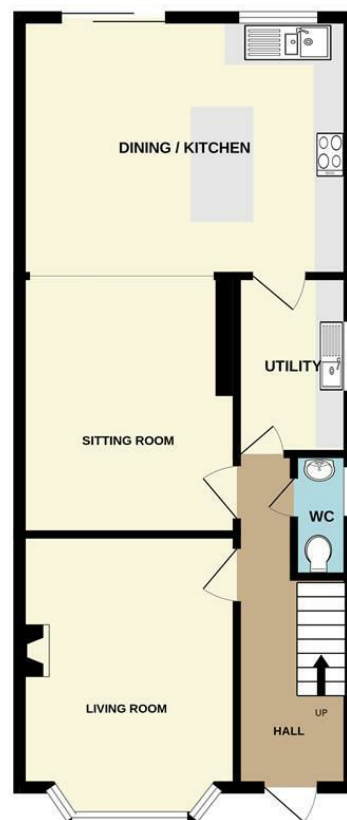
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	





GROUND FLOOR  
581 sq.ft. (53.9 sq.m.) approx.



1ST FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 972 sq.ft. (90.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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