



Back Lane, Heaton
Rushton Spencer



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

Wuthering Heights

Heaton
Rushton Spencert
Macclesfield, SK11 0SH

- Spacious Dormer Style Bungalow
- Four / Five Bedroomed Accommodation
 - Highly Regarded Village
- Outstanding Views Over Surrounding Countryside
 - Plot Of Around Half An Acre
 - Oil Fired Central Heating
 - An Ideal Family Home
 - Lawned Gardens
- Two Driveways Providing Parking
- Viewing Highly Recommended

Offers in the regio of: **£595,000**



4/5



2



1



F

Council Tax
Band

E



Leek Office - 01538 383344



leek@buryandhilton.co.uk





Wuthering Heights

* This spacious four / five bedroom detached dormer style bungalow is located in a delightful setting in the highly regarded village of Heaton, the property occupies a fabulous plot of around half an acre and enjoys some outstanding views over the surrounding countryside towards Cheshire.

* Heaton in effect, abuts the village of Rushton, which in turn, has excellent road links to the likes of Leek, Congleton and Macclesfield, each of which has different levels of facilities ranging from the traditional in Leek, to the cosmopolitan in Macclesfield, a town that also provides direct Inter-City rail services to both Manchester and London on an almost hourly basis on weekdays.

* The property benefits from Upvc double glazing and oil fired central heating.

* Accommodation briefly comprises: Entrance Hall, Living Room, Conservatory, Two Bedrooms, Third Bedroom / Study, Bathroom, Kitchen, Rear Porch / Utility Room and W.c to the ground floor. Landing Area and Two Bedrooms to the first floor.

* Externally the property boasts two separate driveways providing ample off street parking, a large detached garage / workshop and a second garage providing storage.

* The substantial plot we understand is 0.46 of an acre of lawned gardens and mature trees which side and back onto open fields.

* A property well worthy of a closer inspection.

Ground Floor

Entrance Hall

Stairs off. Airing cupboard. Radiator.

Living Room

Open fire. Radiator. Double doors to:

Conservatory

Side door.

Bedroom

Radiator.

Bedroom

Radiator.

Bedroom / Study

Radiator.

Bathroom

Bath with feeder shower. W.c. Wash basin. Radiator. Tiled walls.

Kitchen

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Cooker point. Open fire.

Rear Porch / Utility Room

Side door. Plumbing point. Access to:

W.C

W.C.



First floor and External

Landing Area

Access to:

Bedroom

Window to side. Radiator.

Bedroom

Windows to front and side aspects. Storage to eaves.

Outside

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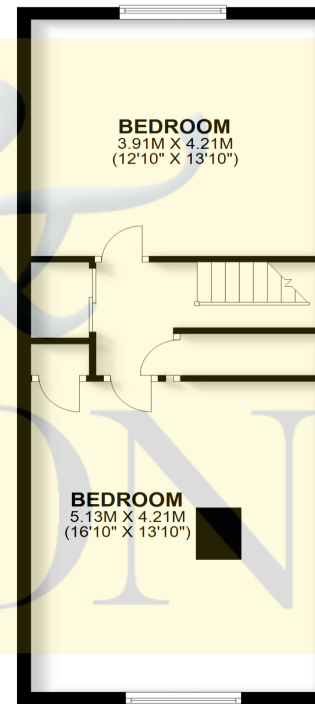
GROUND FLOOR

APPROX. 94.8 SQ. METRES (1020.8 SQ. FEET)



FIRST FLOOR

APPROX. 46.7 SQ. METRES (502.9 SQ. FEET)



TOTAL AREA: APPROX. 141.6 SQ. METRES (1523.7 SQ. FEET)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

Viewing

By prior appointment via Bury & Hilton Leek office 01538 383344

Agents Note

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