

OCCUPYING A DELIGHTFUL LOCATION ON THE EDGE OF KERRIDGE AND BOLLINGTON, AND HAVING A LARGE WESTERLY FACING REAR GARDEN WITH OFF ROAD PARKING, A CHARMING MID TERRACE STONE COTTAGE WITH POTENTIAL FOR FURTHER IMPROVEMENT AND EXPANSION.



9 JACKSON LANE KERRIDGE MACCLESFIELD CHESHIRE SK10 5BE

£350,000

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If you are keen on gardening, looking for a lovely stone cottage in a charming semi rural location with amenities not too far away, and happy to carry out some refurbishment works to your own styling, then this property is very likely to be the one for you.

Sitting within an attractive terrace of stone cottages on the verge of Bollington and Kerridge, and part of Kerridge Conservation Area, this is a home of a traditional design that has well balanced rooms and the additional space at first floor level with the bathroom located over the side ginnel. A useful study/dressing room at the rear could be changed to a third bedroom or additional shower room, and there is space to extend at ground floor level to form a large open plan dining kitchen if desired.

Most unusual for a cottage of this nature is the size of the rear garden which stretches for approximately 35m (115 ft) to the west of the cottage at the rear. There is a private wide paved parking area at the end of this with access from a track that runs across the end of the gardens in the terrace. With a large natural stone patio, lovely herbaceous borders and a woodland area there is plenty to enjoy.

The fields, hills and woodland that Kerridge sits within are easily accessible from the cottage for pleasant country walks. In addition to this close proximity to the countryside, the amenities of Bollington are also within easy reach including shops for everyday needs, good primary schools, recreation parks and a number of pubs and restaurants. There are bus stops close by with services into Macclesfield and Stockport. Macclesfield is approximately 2½ miles away where there are a more comprehensive range of shops and a mainline rail station. Manchester Airport and the Northwest motorway network are within a radius of 10 miles.

The accommodation has gas fired central heating and comprises:-

GROUND FLOOR:

ENTRANCE PORCH

LOUNGE	13'8"x 11'2" (4.15m x 3.39m) 'Living Flame' style gas fire in fireplace. Central heating radiator.
DINING ROOM	11'10" x 10'5" (3.61m x 3.17m) Gas fire. Central heating radiator.
KITCHEN	10'2" x 5'9" (3.10m x 1.75m) Fitted with units to floor and wall incorporating worktops with stainless steel sink. Gas cooker. Washing machine plumbing.

Stairs lead up from the Dining Room to:-

FIRST FLOOR:

LANDING

BEDROOM NO.1	13'8"x 11'2" (4.15m x 3.39m) Fitted wardrobes. Central heating radiator.
BEDROOM NO.2	11'10" x 10'7" (3.59 x 3.22m) Central heating radiator. Through to:
STUDY /DRESSING ROOM	10'2" x 5'10" (3.10m x 1.77m) Fitted wardrobe and cupboard housing combi style central heating boiler.
BATHROOM/WC	Panelled bath with shower, pedestal washbasin and WC. Central heating radiator. Deep storage cupboard over stairs.

Steps from the dining room lead down to:

CELLAR 7'10" x 7'0" (2.38m x 2.13m)

OUTSIDE: Small walled front garden. Large garden to rear and parking area as previously described.

SERVICES: All mains services are connected.

TENURE: We understand that the house is Leasehold for the residue of a 999 year term from 1839 with a fixed nominal ground rent, and that the garden is Freehold and free from Chief Rent.

PRICE: £350,000

COUNCIL TAX BAND: 'C'

VIEWING: By appointment with the AGENTS Michael Hart & Company, Bollington office 01625 575578.

DIRECTIONS: From our Bollington office travel up Grimshaw Lane towards Kerridge. At the top of the road turn right into Jackson Lane and the property will be found on the right hand side.

ENERGY RATING: EPC – TBC

FLOOR PLAN:



SURVEYS AND VALUATIONS

Should you require a Valuation, RICS Level 2 (Homebuyers) Survey and Valuation, or a Level 3 (Building) Survey for a property that you are buying, please contact Andrew Hart (01625 575578). We will be pleased to provide a quotation and offer advice on the different levels of valuation/survey available. (Please note that we are unable to provide this service for properties being offered for sale through our agency).

Please take note of these points

No tests of any appliances or fittings held with the property offered for sale have been made. Purchasers should satisfy themselves as to the suitability or workability of these. The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract. Neither Michael Hart & Co Ltd. nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact, and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

