

NO ONWARD CHAIN
OCCUPYING A DELIGHTFUL SEMI RURAL VILLAGE SETTING,
A SMART AND ATTRACTIVELY PRESENTED MODERN MEWS HOUSE
WITH PRIVATE GARDEN AND ALLOCATED PARKING



12 JACKSONS CLOSE, KERRIDGE, MACCLESFIELD,
CHESHIRE SK10 5GF
£315,000

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Offered chain free and positioned in a quiet cul-de-sac estate, this modern mews house was constructed in the early 2000s and has stone elevations under a slate roof.

The property is situated in a pleasant location within the picturesque village of Kerridge. The positioning is idyllic, sitting among the hills and woodland that surround Kerridge, adjacent to hill farmland. The beautiful countryside is very easily accessible from the house for pleasant country walks and is a short walk from the centre of Bollington.

At the rear of the house there is an easily managed enclosed garden with lawn, patio area and garden shed. There are two off road parking spaces to the front.

Internally the property comprises; entrance hallway, kitchen, downstairs WC and a rear reception room with a garden view. On the first floor are two double bedrooms with fitted furniture and a central bathroom.

Kerridge is a small village to the North East of Macclesfield close to the Peak Park having an attractive selection of stone built properties including farm houses and a couple of pubs. There are shops for everyday needs within the neighbouring village of Bollington, plus primary schools and a leisure centre. A more comprehensive range of amenities can be found in Macclesfield town centre, including a mainline rail station. A regular bus service runs from Kerridge into Macclesfield. The village is located about 25 minutes drive away from Manchester Airport.

There is gas fired central heating and an alarm system to the accommodation which comprises in more detail:-

GROUND FLOOR:

ENTRANCE HALL: Central heating radiator. Understairs storage.

LIVING ROOM: 14'5" x 11'9" (4.44m x 3.63m) Marble fireplace with electric fire. Television point. 2 x Central heating radiators. Door leading to rear garden.

KITCHEN: 9'1" x 7'8" (2.80m x 2.40m) Fitted with modern units to floor and wall incorporating stainless steel sink with single drainer. Integrated electric hob and cooker with extractor hood, fridge freezer and dishwasher. Plumbing for washing machine. Wall mounted combi-boiler.

W/C: With low level W/C, pedestal wash basin. Central heating radiator.

Stairs from hallway lead to:

FIRST FLOOR:

LANDING

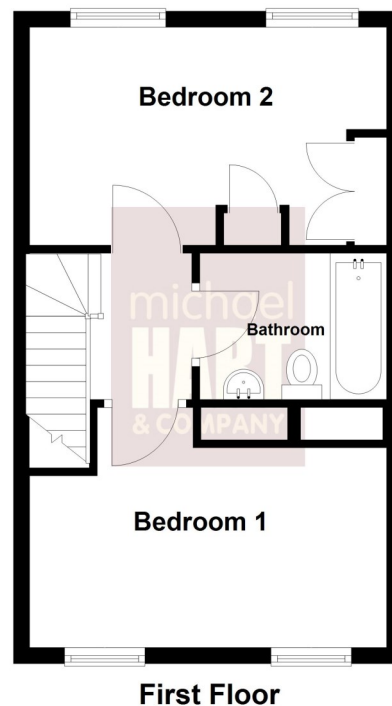
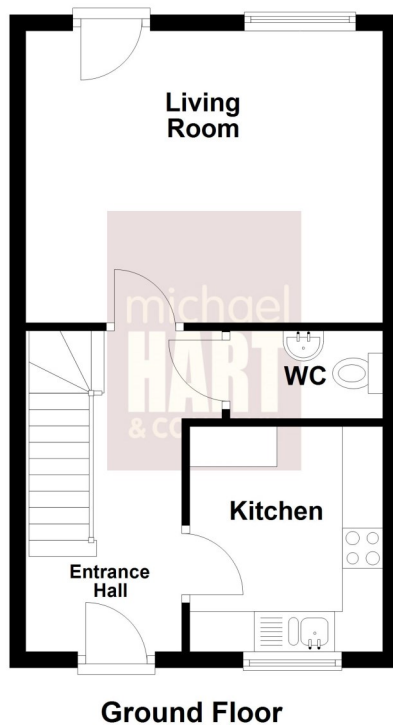
BEDROOM No.1: 14'5" x 9'3" (4.44m x 2.84m) With built in furniture. 2 x central heating radiators.

BEDROOM No.2: 14'5" x 8'8" (4.44m x 2.71m) With built in furniture. 2 x central heating radiators

BATHROOM : Modern white suite comprising panelled bath with overhead shower, pedestal wash basin, low level WC. Central heating radiator.

<u>OUTSIDE:</u>	Residents and visitor parking. Private garden to the rear with lawn and paved patio area.
<u>SERVICES:</u>	All mains services are connected.
<u>COUNCIL TAX:</u>	Band 'D'
<u>TENURE:</u>	Leasehold—999 years from 2001.
<u>PRICE:</u>	£315,000—CHAIN FREE
<u>VIEWING:</u>	By appointment with the AGENTS Michael Hart & Company, Bollington office 01625 575578.
<u>DIRECTIONS:</u>	From our Bollington office travel up Grimshaw Lane into Kerridge. Turn right at the top of Grimshaw Lane onto Jackson Lane, and then first left into Jacksons Close. Bear left and the property will be found directly ahead.
<u>ENERGY RATING:</u>	EPC—"TBC"

FLOOR PLANS



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.

