

A DELIGHTFULLY PRESENTED STONE TERRACED COTTAGE
WITH CHARACTER, OCCUPYING AN IDYLIC LOCATION
WITH FIELDS TO THE FRONT AND REAR



6 REDWAY, KERRIDGE, MACCLESFIELD CHESHIRE, SK10 5BA

£260,000

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Internal viewing of this cottage is strongly recommended to fully appreciate the nature of the accommodation within, and the way the property has been remodelled to create a larger kitchen diner with the stairs being repositioned into the lounge. The property has ample character which has been successfully retained and featured in the presentation of rustic ambience with the luxury of modern appointments high quality furnishings.

To the ground floor is the lounge with feature fireplace and large built in cupboard with display shelving unit. The window to the front aspect looks out onto the private yard and views across the farmland opposite. The dining kitchen is fitted with modern units and is well equipped, featuring space for the washing machine, dryer and has integrated appliances such as a slimline dishwasher and fridge freezer.

To the first floor are two bedrooms and a bright and modern bathroom with views towards the village of Bollington.

The cottage is situated in a pleasant location within the picturesque village of Kerridge. Elevated from the road overlooking fields to the front, there is also farmland and expansive views over the Cheshire Plain. The positioning is an idyllic one. The fields, hills and woodland that Kerridge sits within are easily accessible from the cottage for pleasant country walks.

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 every day 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.

The accommodation has gas fired central heating and comprises in more detail:-

GROUND FLOOR:

LOUNGE	12'7"x 12'6" (3.84m x 3.81m) Stable Door. Feature fireplace with stone hearth. Storage cupboard and display shelving unit. Central heating radiator.
DINING KITCHEN	12'9" x 8'10" (3.89m x 2.70m) Fully fitted with units to floor and wall incorporating stainless steel sink, 4 ring gas hob with extractor hood and electric oven. Plumbing for washing machine and space for dryer. Integrated Fridge/freezer and slimline dishwasher. Tiled floor. Enclosed gas fired combi boiler. Central heating radiator. Stable door to rear courtyard.

Stairs from the lounge lead to:-

FIRST FLOOR:

LANDING	Loft access.
BEDROOM NO.1	10'10" x 9'8" (3.30m x 2.95m) Central heating radiator.
BEDROOM NO.2	9'0" x 5'4" (2.74m x 1.63m) Storage cupboard. Central heating radiator.
BATHROOM/WC	Fitted with modern white suite comprising bathtub with thermostatic shower, pedestal washbasin and low level WC. Central heating radiator.

OUTSIDE:

To the front there is a small walled garden with patio, whilst to the rear there is a stone flagged courtyard with a useful stone built store shed.

TENURE:

Freehold.

COUNCIL TAX:

Band 'C'

PRICE:

£260,000

VIEWING:

By appointment with the AGENTS Michael Hart & Company.

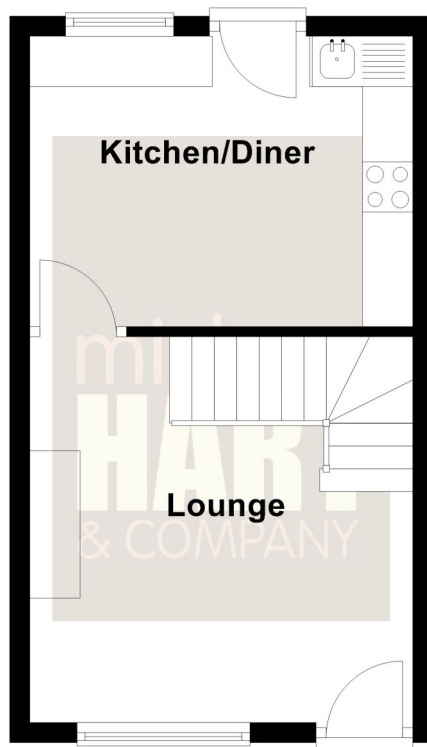
DIRECTIONS:

From our Bollington office travel up Grimshaw Lane towards Kerridge. Upon reaching the top of Grimshaw Lane, bear right into Jackson Lane. Turn next left into Redway Lane and the property will be found on the left hand side.

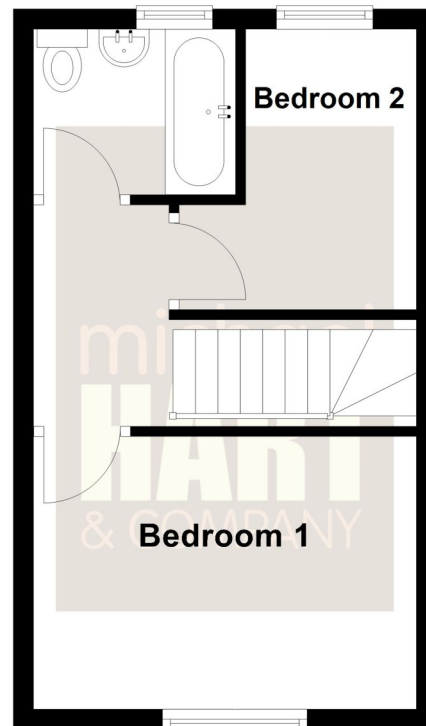
ENERGY RATING:

EPC rating 'C'

FLOOR PLAN:



Ground Floor



First Floor

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.

