

VIEWINGS ARE HIGHLY RECOMMENDED
ON THIS BEAUTIFULLY PRESENTED DETACHED FOUR BEDROOM HOME
WITH MODERN KITCHEN, BATHROOM AND LARGE ORANGERIE TO THE REAR



22 SUGAR LANE, RAINOW, MACCLESFIELD CHESHIRE, SK10 5UJ

£475,000

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Set in the beautiful rural village of Rainow, this 4 bedroom detached home has been well maintained, improved and modernised by the current owners, adding a stunning orangery to the rear of the property and recently refitting the family bathroom.

On the ground floor is an impressive lounge, with modern electric fire, which leads through to the orangery. This provides a beautiful bright space which is currently being used as a dining room but also offers a flexible space to suit the owners needs. A modern kitchen has been fitted to incorporate a range cooker with 5 ring gas hob. The current owners attention to detail is highlighted in the kitchen with the subtle touches of matching of colour throughout.

To the first floor are four bedrooms and a recently fitted family bathroom with tiled floor and thermostatic shower over a modern bathtub.

To the front of the property is a drive with space for multiple vehicles and access to the rear garden through a side gate. A garden to the rear is low maintenance with a patio area to the side and rear, and a small pond.

Rainow is a beautiful Village situated in a rural location and provides access to a number of nearby villages and Towns, including Bollington and Macclesfield. There is also a bus route from the village into Macclesfield. Access to the North West Motorway network, Manchester International Airport and some of Cheshire's finest countryside are close at hand. Macclesfield railway station lies on the main Manchester Piccadilly to London Euston

There is gas fired central heating and uPVC double glazing to the accommodation, which comprises in more detail:-

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM

22'8" x 13'3" (6.97m x 4.08m). Modern electric fire which can be controlled via an app. 2x central heating radiators. Dining area if required. French doors leading into:

ORANGERY

20'6" x 9'3" (6.30m x 2.86m). 2x central heating radiators. French doors leading to rear garden.

KITCHEN

12'3" x 10'6" (3.76m x 3.26m). Modern fitted kitchen with units to floor and wall. Central island. Integrated sink and dishwasher. Large Integrated fridge. Range style cooker with double fan oven and 5 ring gas hob with extractor hood. Large window into Orangerie. Central heating radiator. Stable door to rear garden.

UTILITY ROOM

7'9" x 6'7" (2.43m x 2.07m). Space for freezer. Plumbing for washing Machine and vent for dryer.

CLOAKROOM/WC

WC. Washbasin. Central heating radiator.

A staircase from the living room leads to:

FIRST FLOOR

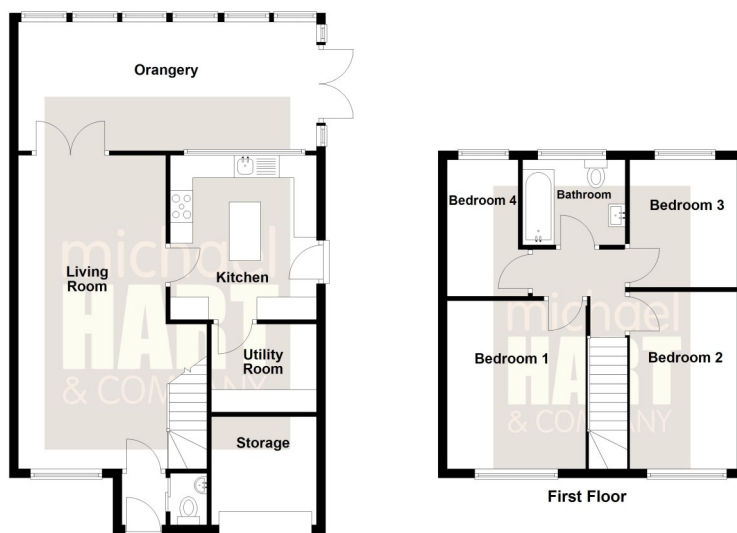
BEDROOM NO.1

12'2" x 10'1" (3.74m x 3.08m). Large storage cupboard. Central heating radiator

BEDROOM NO.2

12'9" x 8'1" (3.94m x 2.49m). Large storage cupboard. Central heating radiator.

BEDROOM NO.3	9'1" x 8'2" (2.80m x 2.50m) Central heating radiator.
BEDROOM NO.4	9'8" x 5'9" (3.01m x 1.80m) With built in cabin bed. Central heating radiator.
BATHROOM	Filly tiled with WC, washbasin in vanity unit and bathtub with thermostatic shower.
<u>OUTSIDE:</u>	Driveway to the front with parking for multiple vehicles. Access to rear garden via side gate. Half length garage which is now used as storage, accessed through the garage door.
<u>SERVICES:</u>	All mains services are connected.
<u>TENURE:</u>	Freehold.
<u>COUNCIL TAX:</u>	Band 'D'
<u>PRICE:</u>	£475,000
<u>VIEWING:</u>	By appointment with the AGENTS Michael Hart & Company.
<u>DIRECTIONS:</u>	Head out of Macclesfield town centre on the B5470 (Hurdsfield Road) following signs for Rainow. Continue on Rainow Road (B5470) until you reach Rainow Church and turn left into Round Meadow. Go past the primary school on the left hand side and take your first left into Sugar Lane. The property is on the right hand side.
<u>ENERGY RATING:</u>	EPC rating 'TBC'
<u>FLOOR PLAN:</u>	



Ground 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.

