

SET ON THE OUTSKIRTS OF THE PICTURESQUE RURAL VILLAGE OF
RAINOW, VIEWINGS ARE HIGHLY RECOMMENDED ON THIS
CHARACTERFUL DETACHED THREE BEDROOM PROPERTY
WITH OFF ROAD PARKING AND SOUTH FACING GARDEN



BROOK HOUSE, KERRIDGE END, RAINOW, MACCLESFIELD,
CHESHIRE, SK10 5TF
Offers Over £600,000

**BROOK HOUSE, KERRIDGE END, RAINOW,
MACCLESFIELD, CHESHIRE, SK10 5TF**

Viewings are highly recommended on this beautifully presented three bedroom detached home, set in the picturesque rural village of Rainow. The current owners have updated the property throughout, including the addition of a stunning and large en-suite bathroom to the master bedroom. Character remains throughout the property with exposed beams, parquet flooring and a cast iron stove in the dining room. This character property also has the space on offer to meet the demands of modern living, with a home office / study providing an additional and flexible room for anyone working from home.

The bespoke fitted kitchen features a useful island unit, double Belfast sink and range cooker with 5 ring gas hob. Access to the useful cellar through the kitchen provides a fantastic storage space.

The ground floor comprises; entrance porch, hallway, utility room, kitchen, cellar, dining room, lounge, study / office and downstairs WC. To the first floor are 3 bedrooms, with a stunning and recently fitted en-suite bathroom with shower and freestanding bathtub and family bathroom.

Externally, the property benefits from off road parking for multiple vehicles leading to the garage. South facing gardens to the front of the property, including a large raised decking area provides a delightful space to sit and enjoy any nice weather. An additional decking area to the rear of the property provides a quiet spot to sit and enjoy the views across open countryside.

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	Useful bench seat. Tiled flooring. Leading to utility room, kitchen and dining room. Central heating radiator
LOUNGE	13'10" x 12'0" (4.22m x 3.66m) - Double doors from dining room. Gas stove. Central heating radiator.
KITCHEN	15'0" max x 12'2" (4.57m max x 3.71m) - Fitted with a range units to floor and wall with work surfaces over incorporating a double Belfast style sink unit with mixer tap. Island unit. Rangemaster cooker with 5 ring gas hob and extractor. Space for fridge/freezer. Tiled floor. Central heating radiator.
DINING ROOM	17'5" x 12'8" (5.31m x 3.86m) - TV point. Fireplace with cast iron stove. Parquet flooring. Bench window seat. Two central heating radiators. Two built-in units with shelving and cupboards. Double doors lead into:
STUDY / OFFICE	10'10" x 9'6" max (3.30m x 2.90m max) - Door to side with double glazed glass insert. Central heating radiator.
UTILITY ROOM	10'7" x 7'0" (3.23m x 2.13m) - Fitted with units to floor and wall. stainless steel circular sink unit with mixer tap. Plumbing for washing machine and space for dryer.
CELLAR	10'4" max x 10'0" (3.15m max x 3.05m) – Large storage space. Central heating boiler
WC	Accessed from Study / Office. WC and washbasin. Fully tiled.

FIRST FLOOR

BEDROOM NO.1	13'0" x 14'10" max (3.96m x 4.52m max) – Fitted wardrobes. Dual aspect windows. Central heating radiator
EN SUITE BATHROOM	Fitted with 4 piece suite. Large shower enclosure with thermostatic shower. Freestanding bathtub. WC. Washbasin in vanity unit. Large central heating towel rail.
BEDROOM NO.2	14'0" x 8'0" (4.27m x 2.44m) - Fitted with built in wardrobes. Central heating radiator
BEDROOM NO.3	12'0" x 7'0" (3.66m x 2.13m) – Central heating radiator.
FAMILY BATHROOM	Fitted four-piece suite comprising; tiled panelled bath, low level WC, pedestal hand wash basin and separate shower cubicle with thermostatic shower. Fully tiled. Central heating radiator.
<u>OUTSIDE:</u>	South facing gardens to the front. Large elevated decking area. Decking area to rear. Off road parking for multiple vehicles. Access to garage.
<u>SERVICES:</u>	All mains services are connected.
<u>TENURE:</u>	Freehold.
<u>COUNCIL TAX:</u>	Band 'G'
<u>PRICE:</u>	Offers Over £600,000
<u>VIEWING:</u>	By appointment with the AGENTS Michael Hart & Company.
<u>DIRECTIONS:</u>	DIRECTIONS: Head out of Macclesfield town centre on the B5470 (Hurdsfield Road) following signs for Rainow. Continue on Rainow Road and the property can be found on the left hand side, dropping down the hill before Mount Pleasant.
<u>ENERGY RATING:</u>	EPC rating 'D'

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.

