

A DELIGHTFUL COUNTRY COTTAGE COMBINING CONTEMPORARY FITTINGS
WITH RUSTIC CHARM, IN A SIDE ROAD LOCATION IN THIS POPULAR VILLAGE
CONVENIENT FOR NEARBY ALDEREY EDGE AND PRESTBURY.



'BRIAR COTTAGE', WILMSLOW OLD ROAD, MOTTRAM ST. ANDREW,
MACCLESFIELD SK10 4QP

£1,250 PCM

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This is a very beautifully presented, recently refurbished cottage that has been upgraded and enhanced combining an abundance of natural rustic features with attractive contemporary fittings. Thoughtful extension and remodeling has made the most of all space available meaning to include 2 well proportioned bedrooms an en suite shower room and a bathroom. Oak doors, exposed brickwork and a feature fireplace in the lounge are features that blend with the modern kitchen and bathroom fittings providing for very comfortable and stylish modern living.

The cottage enjoys a pleasant position on a side road with on street parking available to the front. There are courtyard style gardens to the front and rear giving a choice of areas for sitting out.

Mottram St Andrew is a popular semi rural village ideally located for access to the nearby towns and villages of Alderley Edge, Prestbury and Wilmslow where there are rail stations and a good selection of shops. There is a primary school in Mottram St Andrew within short walking distance. Manchester Airport and the Northwest motorway network are approximately 6 miles away.

There is gas fired central heating and in more detail the accommodation comprises:

GROUND FLOOR:

LOUNGE	13'0" x 11'11" (3.95m x 3.64m) Feature fireplace with tile and cast iron inset and wooden surround. Central heating radiator
DINING KITCHEN	17'6" x 12'4" reducing to 8'5" (5.33m x 3.76m to 2.57m) Fitted with modern units to floor and wall with worktops incorporating stainless steel sink and drainer. Integral dishwasher and washing machine. Gas hob with hood and electric oven. Central heating radiator. Ample under stairs storage.
BATHROOM/WC	Panelled bath with shower, pedestal washbasin and WC. Centrally heated towel warmer.

FIRST FLOOR

LANDING	
BEDROOM 1	13'0" x 11'10" (3.95m x 3.61m) overall. Exposed beams and brick chimney breast. Fitted wardrobes. Central heating radiator.
EN SUITE SHOWER ROOM/WC	Modern white suite comprising enclosure with thermostatic shower, washbasin in vanity unit and WC.
BEDROOM 2	12'2" x 6'2" (3.72m x 1.87m) Central heating radiator

<u>OUTSIDE:</u>	Small courtyard to front, enclosed private courtyard to rear.
<u>SERVICES:</u>	All mains services are connected.
<u>COUNCIL TAX:</u>	Council Tax Band 'C'
<u>AVAILABILITY:</u>	Subject to the usual references, the property is available for a minimum term of 6 months.
<u>RENT:</u>	£1,250 per calendar month.
<u>TENANCY INFORMATION:</u>	In accordance with the Tenants Fee Act 2019 information relating to Permitted Payments and Tenant Protection can be found on our website www.michael-hart.co.uk .
<u>VIEWING:</u>	By appointment with the Agents Michael Hart & Co. Ltd. 01625 575578
<u>DIRECTIONS:</u>	From Prestbury centre travel along the A538 towards Wilmslow. After 1.75 miles turn left just after the 'Bulls Head' onto Priest Lane. Turn second right onto Wilmslow Old Road and the property can be found on the right hand side.
<u>ENERGY RATINGS:</u>	EPC—'D'
<u>FLOOR PLANS:</u>	



SURVEYS AND VALUATIONS

Should you require a Valuation, RICS Homebuyers Survey and Valuation, or a full 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.

