



## Side End Cottage Macclesfield Road, Kettleshulme, SK23 7QU

### Offers in excess of £350,000

Goodmove present this two bedroom detached house for QUICK sale on Macclesfield Road, Mettleshulme, High Peak. Set within the splendours of the Peak District National Park, Glebe House is a landmark property on the fringe of pretty Kettleshulme village and undulating countryside.

The village pub The Swan is a pleasant walk away and has a fantastic reputation as a gastro pub with amazing seafood and forms the hub of the village.

Kettleshulme lies in the hills between Whaley Bridge and Macclesfield (London Euston from 1hr 48 mins) both of which are blessed with a wide range of local independent shops and services along with supermarkets, restaurants and bistros. The villages of Prestbury and Alderley Edge are 7.5 miles and 12 miles away respectively and The Kings School Macclesfield is about 8.5 miles away.

There are coaches from nearby to the major local schools and a number of local primary schools, including the village school, all rated Good by Ofsted.

The surrounding hills of the Peak National Park are stunning, with amazing walks and cycle routes as well as more adventurous pursuits available. Sailing at nearby reservoirs include Toddbrook in Whaley Bridge, Combs and Errwood.

The property has been attractively priced to promote a quick sale and would invite all buyers in a position to proceed to view. Please call for more information.





Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



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