



GASCOIGNE HALMAN

VALE COTTAGE

THE AREAS LEADING ESTATE AGENT



| SHRIGLEY ROAD, POTT SHRIGLEY
VALE COTTAGE

A charming semi-detached cottage with stunning views, thoughtfully renovated with an open plan kitchen/dining and period features in the heart of Pott Shrigley. Offered with NO ONWARD CHAIN.

This historic cottage located on Shrigley Road offers a mix of modern living while maintaining excellent period features, allowing the house to burst with character throughout. The property boasts an impressive EPC rating of C.

Internally, the ground floor comprises of an entrance hallway which leads through to a cozy snug, up to a spectacular open-plan kitchen/dining room with bi-fold doors, velux windows and a skylight. This intelligently designed space makes a wonderfully unique heart of the home, offering smart-fitted units, a quooker tap and under floor heating. Accessed off the kitchen, you will find a more formal dining room and a WC. To complete the ground floor is a further, separate large lounge with a feature fireplace.

To the first floor, the house offers three excellent size bedrooms, all complimented with a unique style. The family bathroom leads through to the en-suite off the main bedroom. Both bathrooms offer underfloor heating with excellent views.





GROUNDS

Externally, the house has off-road parking for plenty of vehicles including additional parking over the road. A large double garage with the added feature of a guest bedroom and WC above. The garden consists of a superb outside patio with a hot tub and an outhouse. To the front, is a large lawned area, also offering a patio, creating a more functional garden and continuing the privilege of stunning views over the fields and hills beyond. The property also benefits from a recently installed brand-new Wastewater Treatment Unit.

LOCATION

The immediate area is of a delightful rural nature with Pott Shrigley itself being of a special rural community dominated by the attractive church, yet offering easy access to the facilities of the area with Poynton and Bollington villages close at hand. The area is accessible to Manchester International Airport, the North-West motorway network and the Peak District National Park, and is also well served by educational and recreational facilities.

LOCAL AUTHORITY

Cheshire East - Council Tax Band: F

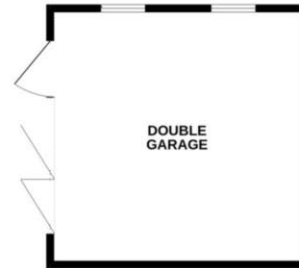
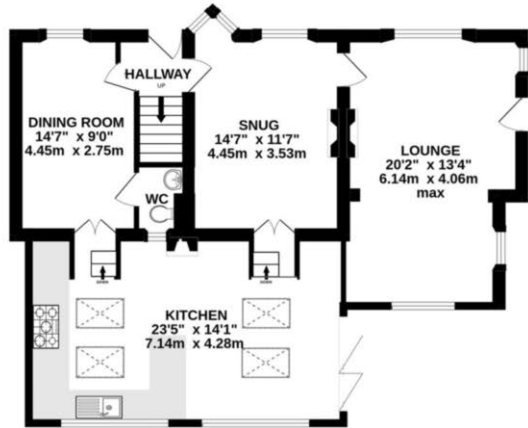
TENURE

Freehold - Subject to verification by solicitors.

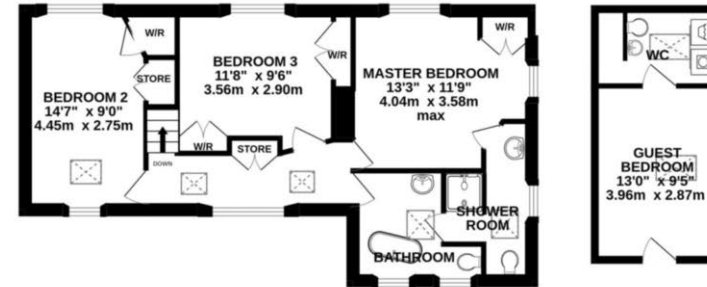
DIRECTIONS

SAT NAV: SK10 5SA

GROUND FLOOR
1301 sq.ft. (120.9 sq.m.) approx.



1ST FLOOR
800 sq.ft. (74.3 sq.m.) approx.



TOTAL FLOOR AREA : 2101 sq.ft. (195.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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