



**GASCOIGNE  
HALMAN**

OVERDALE

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THE AREAS LEADING ESTATE AGENT





## | ADLINGTON

# OVERDALE

Built in 1938, in the sought after village of Adlington, Overdale has been sympathetically extended over the years to offer flexible family accommodation.

Sat on the edge of the Peak District, on a  $\frac{3}{4}$  acre plot, backing on to farmland, the house boasts a beautiful south-facing garden, featuring a vegetable plot, pond, extensive lawn, mature trees and well stocked herbaceous border. So be it kicking a football, growing your own or just chilling with a cold drink on the patio, there is something for the whole family to enjoy.

For those that appreciate the great outdoors, be it walking, cycling or running the Middlewood Way is 150 yards up the road, a disused railway line running between Marple and Macclesfield it offers 12 miles of off-road adventure, with plenty of refreshment stops along the way. The canal runs parallel so a circular route is easy to do. Within walking distance to Adlington Primary school and on the bus route to Poynton High school, education is also easily accessible.

The house has 20 solar panels, which contribute greatly to the overall energy costs of the property and help it obtain an EPC rating of C.







The house is full of character and equipped with a full alarm system. In brief, comprises of; a porch, large entrance hall, WC and home office. A spacious lounge, featuring a stone fireplace and doors into the garden. The extended kitchen/dining area benefits from 2 sets of double doors and Velux windows flooding the room with natural light. Conveniently accessed off the kitchen is a cosy snug, utility room and a large garage completing the ground floor.

4 double bedrooms, 3 which benefit from fitted wardrobes. A modern main bathroom with shower over the bath and plenty of storage and a luxury ensuite to the master bedroom with free standing bath and separate shower.

Externally, to the front is a blocked paved driveway providing ample parking.

### LOCATION

The immediate area is of an attractive, established semi-rural nature with some fantastic vistas made available over the surrounding countryside in this elevated position. Adlington's railway station is situated nearby and offers excellent commuter rail services to Manchester and London. Adlington's well regarded primary school is a short distance away and is walkable from the house. Prestbury, Wilmslow, Macclesfield and Poynton located nearby offer more comprehensive facilities including leisure centres, schools for children of all ages, and intercity rail services. Manchester International Airport and the motorway network are within 20 minutes drive away by car.

### DIRECTIONS

SAT NAV: SK10 4JX

### LOCAL AUTHORITY

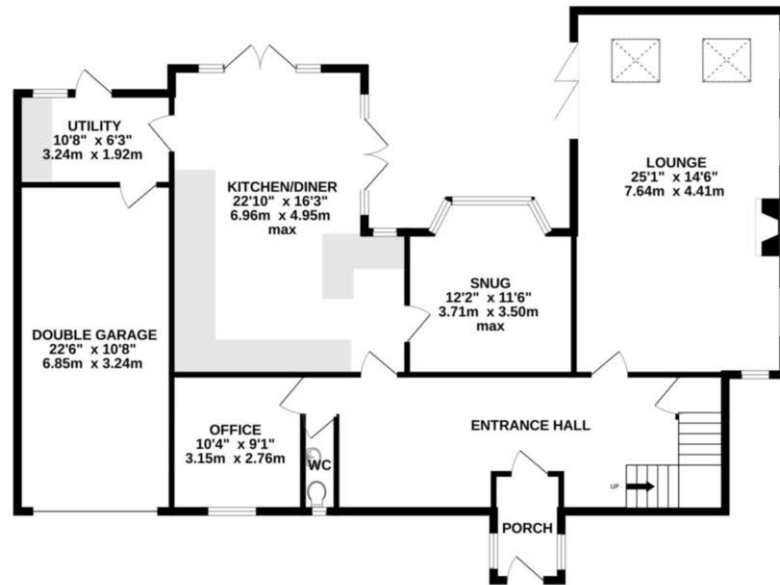
Cheshire East - Council Tax Band: G

### TENURE

Leasehold - 910 years remaining, £12.50 ap.

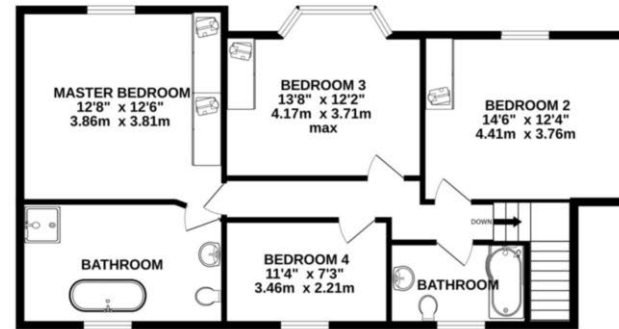
## FLOORPLAN & EPC

GROUND FLOOR  
1480 sq.ft. (137.5 sq.m.) approx.

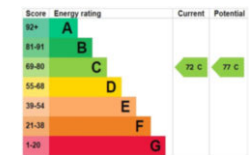


TOTAL FLOOR AREA : 2324 sq.ft. (215.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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1ST FLOOR  
844 sq.ft. (78.4 sq.m.) approx.



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