



3, Wood Lane West, Adlington, Macclesfield, Cheshire SK10 4PB

Two bed, double-fronted semi-detached cottage-style property set in a peaceful, semi-rural location; close to the Macclesfield Canal, Lyme View Marina and Middlewood Way

Guide Price: £



SUMMARY

A rare opportunity presents itself with this two bed, double-fronted semi-detached cottage-style property set in a peaceful, semi-rural location close to the Macclesfield Canal, Lyme View Marina and Middlewood Way. Although in need of a programme of modernisation it affords great scope to extend, remodel and refurb to one's own taste and needs over time (subject to any necessary planning permissions and building regulations). GFCH and double glazing. Briefly comprises hall, through living room, breakfast kitchen, utility room, cloakroom/wc, two double bedrooms and bathroom/wc. Good size plot with lawned gardens to front and rear with the rear enjoying a southerly open aspect backing onto garden allotments.

GROUND FLOOR

ENTRANCE HALL

1.47m x 1.22m (4'10" x 4'0") max. Original period front door, staircase to first floor.

THROUGH LIVING ROOM

4.27m x 3.56m (14'0" x 11'8") max. Double glazed bow window to front, double glazed double doors to rear garden, two radiators, exposed brick chimney breast with fireplace opening.

BREAKFAST KITCHEN (FRONT)

3.94m x 2.72m (12'11" x 8'11") max. Base and wall cabinets, one and a half bowl stainless steel sink unit with mixer tap, work surfaces, integral cooker of electric oven/grill and gas hob with extractor over, two double glazed and leaded windows, small understairs cupboard, radiator, integral doors to utility room 1 and 2, plumbed for dishwasher.

UTILITY ROOM 1 (REAR)

2.06m x 1.42m (6'9" x 4'8") max. Double glazed window, internal door to wc, door to outside rear, radiator.

CLOAKROOM/WC (REAR)

1.47m x 0.81m (4'10" x 2'8") max. Low level wc, wash hand basin, double glazed window, chrome towel warmer/radiator.

UTILITY ROOM 2 (REAR)

1.73m x 1.42m (5'8" x 4'8") max. Cupboard housing gas CH boiler, plumbed for automatic washing machine, double glazed window, radiator.

FIRST FLOOR

LANDING

Double glazed window, staircase balustrade, access to loft space.

THROUGH BEDROOM 1

4.27m x 3.48m (14'0" x 11'5") max. Double glazed window to front and rear, radiator, picture rail.

BEDROOM 2 (FRONT)

3.94m x 2.74m (12'11" x 9'0") max. Double glazed window, radiator, built-in wardrobe.

BATHROOM (REAR)

3.02m x 2.08m (9'11" x 6'10") max. Corner bath with shower/mixer tap, pedestal wash hand basin, low level wc, part tiled walls, double glazed window, towel warmer/radiator.

OUTSIDE

GARDENS

Lawned gardens to front and rear. Rear enjoys an open, southerly aspect backing onto garden allotments.

TENURE:

We have been advised by the present owner that the property is Freehold. We would recommend that your conveyancer checks the tenure prior to the exchange of contracts.

COUNCIL TAX:

We have been advised that the Council Tax Band is C. All enquiries to Cheshire East Council.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Efficiency Rating is D. Further information is available on request and online.

VIEWING:

Strictly by appointment through Woodhall Properties 0161 483 5100.

OPENING HOURS:

Monday - Thursday 9.00am - 5.30pm, Friday 9.00am - 5.00pm, Saturday 9.00am - 4.00pm and Sunday 12.00pm - 4.00pm

