



Heath House Lane, Horton, ST13 8RX.
Offers in the Region Of £495,000

Whittaker
& Biggs

Est. 1930

Heath House Lane, Horton, ST13 8RX.

A rare and exciting opportunity to acquire this three bedroom detached bungalow located in the highly desirable tranquil hamlet of Horton a small village within the Staffordshire Moorlands. Four Winds stands within an elevated position, having far reaching views towards neighboring countryside and picturesque view towards Rudyard. This extensive home is nestled on a generous plot, with excellent commuting links to Manchester, Derby, Stoke-On-Trent and the Midlands. The Kings School in Macclesfield, Endon High School and Denstone Collage, are all within close proximity and have an excellent Ofsted reports.

Accommodation comprises of a spacious entrance hallway having access to the whole property and opens to a 35.5 ft open plan living / dining room. Within the living area is an electric fire, large bay picture window to the frontage and to the dining room is access to the kitchen and ample room for an large table and chairs. The breakfast kitchen comprises of units to the base and eye level, electric four ring hob, electric oven, stainless steel sink and space for a breakfast table.

The three double bedrooms are to a good proportion and has the potential to be utilised as a further sitting room. The bathroom offers a corner shower unit, lower level WC and pedestal wash hand basin.

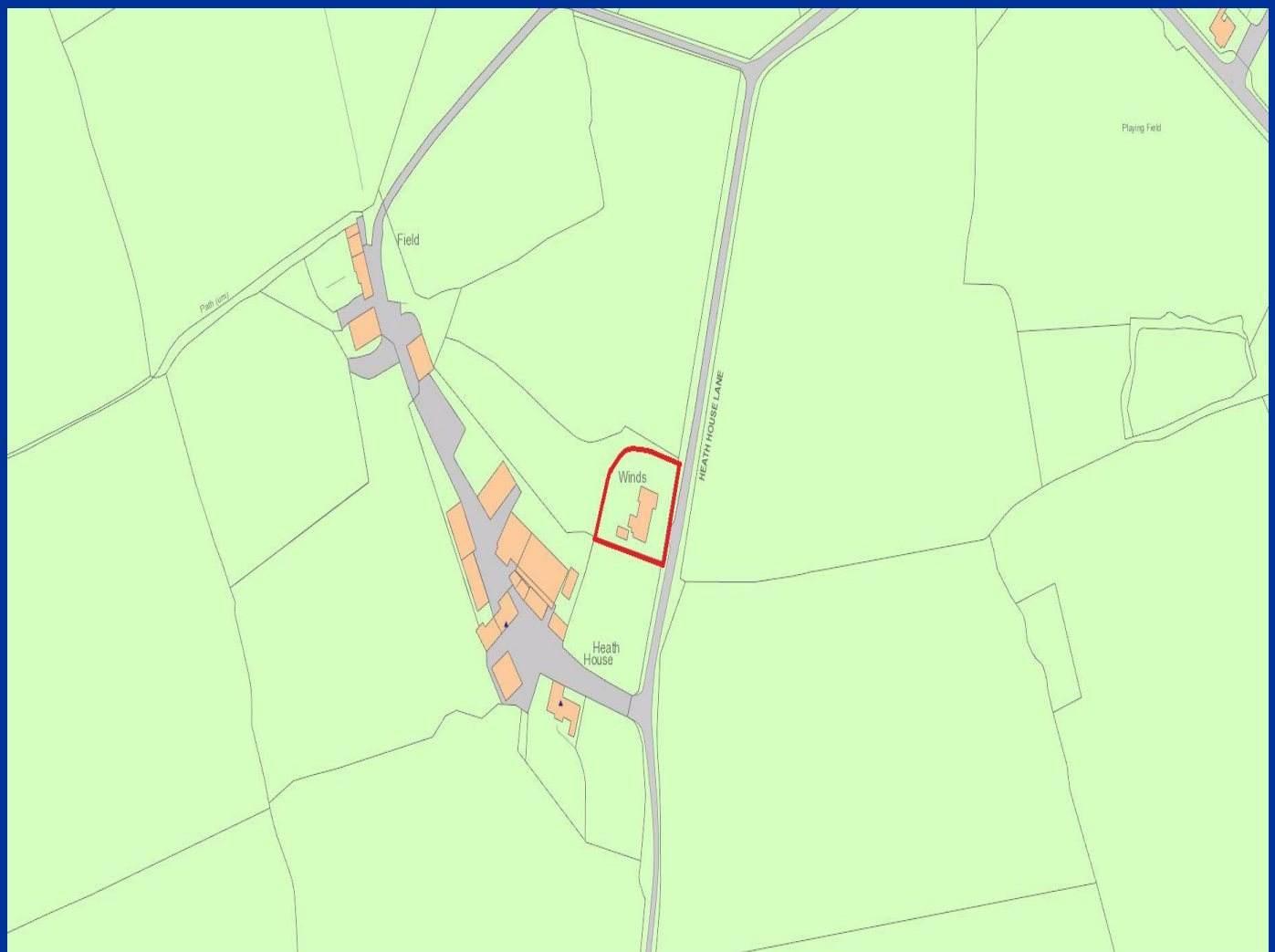
Externally is an impressive space with tarmacadam driveway to the frontage and side providing ample off road parking and leading to a detached garage / workshop. The rear gardens are mainly laid to lawn with a stone patio area having mature trees, plants and shrubs.

A viewing comes highly recommend to appreciate the size, plot and potential of this bungalow.

Situation

Occupying a delightful position in Staffordshire ideally situated within close proximity to the Cheshire border and enjoying the panoramic views. The property is ideally place for commute into Leek, Congleton, Macclesfield and surrounding towns. The train station from Macclesfield offers commuting times into Manchester of 25 minutes and London of 1 hour and 47 minutes. Horton is located some three and a half miles North West of the thriving market town of Leek, which benefits from independent local traders and supermarkets including Waitrose and Sainsbury's.

Horton is also well placed for good local schools with Horton St Michael's Primary School having achieved Outstanding Ofsted report. In the private sector Kings School and Beech Hall School in Macclesfield are also within easy access.



Hallway

UPVC double glazed door and window to the front elevation, UPVC double glazed window and door to the rear elevation, two radiators, exposed timber beams, loft access.

Living Room 20' 11" x 11' 8" (6.38m x 3.56m)

UPVC double glazed bay window to the front elevation, electric fire, cornicing.

Dining Area 12' 0" x 9' 10" (3.65m x 3m)

UPVC double glazed bay window to the rear elevation, UPVC double glazed window to the side elevation, radiator, Parquet flooring, cornicing.

Kitchen 21' 0" x 7' 6" (6.39m x 2.28m)

UPVC double glazed window to the side elevation, two radiators, units to the base and eye level, electric oven/grill, four ring electric hob, extractor fan above, stainless steel one and half bowl sink unit with drainer.

Bedroom One 14' 10" x 14' 10" (4.51m x 4.53m)

UPVC double glazed window to the front elevation, radiator, built in wardrobes, cornicing.

Bedroom Two 15' 8" x 14' 11" (4.78m x 4.54m)

UPVC double glazed bay window to the front and side elevation, electric fire set on tiled hearth, surround and wood mantle, radiator, cornicing.

Bedroom Three 10' 0" x 12' 2" (3.05m x 3.72m)

UPVC double glazed bay window to the side elevation, UPVC double glazed window to the rear elevation, radiator, pedestal wash hand basin.

Bathroom

UPVC double glazed window to the rear elevation, corner shower cubicle, lower level WC, pedestal wash hand basin, radiator, fully tiled.

Outside

Tarmacadam driveway leading to Garage, area laid to lawn, drystone wall, stone flagged walkway and patio.

Garage 17' 2" x 9' 11" (5.22m x 3.02m)

Up and over door to the front elevation, door to the side elevation, window to the side elevation, units to the base level, sink unit.

Rear Garden

Brick Herringbone patio area, area laid to lawn, mature trees, plants and shrubs.



Note:
Council Tax Band: F

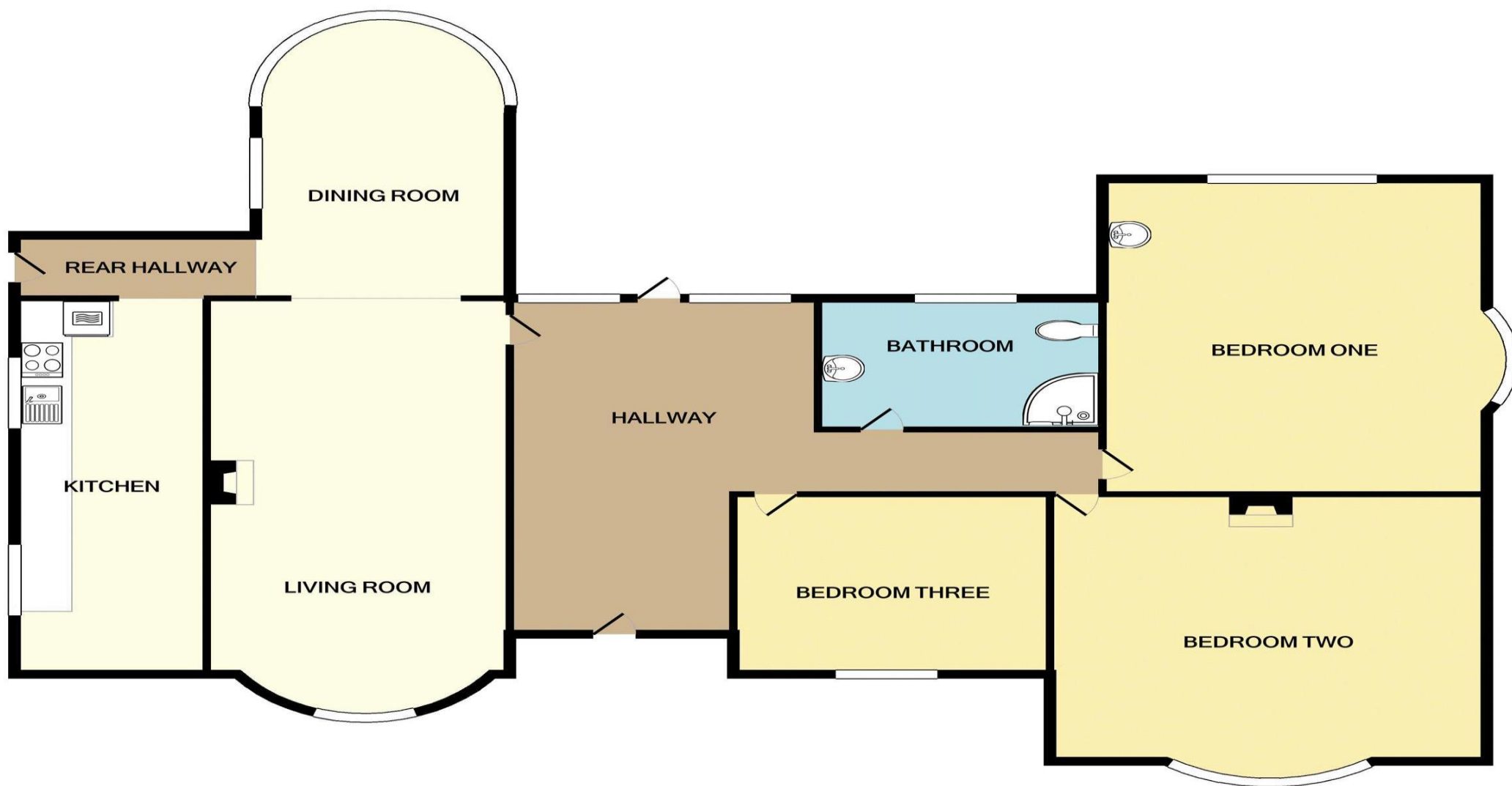
EPC Rating:

Tenure: believed to be Freehold









Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Directions

From our Derby Street, Leek, offices proceed into Ball Haye Street, follow this road for a short distance and at the traffic lights turn left onto the A53 Macclesfield Road. Follow this road proceeding out of the town and take the first turning left into Rudyard Road, signposted Rudyard. Follow this road to its extremity and at the mini roundabout turn right up into Camrose Hill, follow this road for approximately quarter of a mile taking the first turning left, signposted Horton/ Heath House Lane, follow this road for a short distance where the property is situated on the left hand side identifiable by a Whittaker & Biggs for sale board.

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