



23 Millers Meadow, Rainow, Macclesfield, SK10 5UE

Enjoying a superb location in one of Rainow's most desirable and sought after areas is this four bedroom link detached family home, situated in the picturesque village of Rainow which is surrounded by some of the most stunning countryside as well as being ideal for keen walkers, yet within easy reach of Macclesfield town centre and all its amenities. This particular home is beautifully presented throughout with fantastic views to the front over open countryside hills. In brief the property comprises; porch, elegantly presented living room with double doors opening to the dining room with an archway to the family room/study, stylish kitchen and utility room. To the first floor are four well proportioned bedrooms with a luxury en-suite to the master bedroom and a stylish family bathroom. The block paved driveway to the front provides off road parking with a double driveway leading to the integral garage. Access to the side leads to the delightful Southerly facing rear garden laid mainly to lawn with a stone terrace ideal for al fresco dining, entertaining family and guests or to just simply relax and enjoy the garden.

£450,000

Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

Location

Rainow is a picturesque rural village nestling upon the foothills of the Pennines and Peak District, boasting a thriving village community spirit and well-regarded primary school. Easily accessible to Macclesfield's Town Centre, Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There is a popular monthly Treacle Market which is a bustling Arts, Antiques, Crafts, Food and Drink Market, held on the cobbles of the town centre with around 140 stalls of exceptional food and drink, unique crafts and vintage and information from the Macclesfield community. There are many independent and state primary and secondary schools. The access points of the North West Motorway network system, Manchester International Airport and some of Cheshire's finest countryside are close at hand. Intercity rail links to London Euston and Manchester Piccadilly can be found at Macclesfield and Wilmslow railway stations as well as commuter rail links to the local business centres.

Directions

Leaving Macclesfield along Hurdsfield Road (B5470) and on reaching Rainow village, turn left opposite the church onto Round Meadow. Follow the road round onto Chapel Lane and bear left onto Millers Meadow.

Porch

Tiled floor. Door to cloaks cupboard.

Living Room

20'8 x 12'3

Elegantly presented living room featuring a gas fire and surround. Double glazed window to the front aspect. Laminate floor. Radiator.

Dining Room

12'0 x 9'5

Good size dining room with double glazed window. Archway through to the family room/study. Laminate floor. Radiator.

Family Room/Study

12'0 x 9'5

Double glazed sliding doors to the garden. Laminate floor. Radiator.

Kitchen

17'6 x 7'5

A stylish kitchen fitted with a range of handleless base units with butcher block work surfaces over and matching wall mounted cupboards. Featuring twin ceramic sink units with mixer tap. Inset four ring gas hob with contemporary extractor hood over. Built in double oven. Integrated dishwasher, fridge and two freezers with matching cupboard fronts. Double glazed window overlooking the rear garden. Laminate floor. Radiator.

Utility Room

9'4 x 7'2

Fitted with matching handleless units with butcher block work surfaces over. Inset ceramic Belfast style sink unit with mixer tap.

Stairs To The First Floor

Laminate floor.

Master Bedroom

12'10 x 9'0

Double bedroom decorated in neutral colours with double glazed window to the front aspect. Radiator.

Luxury En-Suite

8'8 x 6'10

Contemporary suite incorporating a low profile shower tray with glazed enclosure, low level W.C with concealed cistern and twin wash hand basins. Inset mirror. Tiled floor and walls. Ladder style radiator. Double glazed window to the rear aspect.

Bedroom Two

12'5 x 11'0

Double bedroom decorated in neutral colours with double glazed window to the front aspect. Radiator.

Bedroom Three

10'0 x 9'5

Double bedroom decorated in neutral colours with double glazed window to the rear aspect. Built in cupboard. Access to the loft space. Electric heater.

Bedroom Four

9'4 x 8'2

Double glazed window to the front aspect.

Stylish Bathroom

8'0 x 6'8

Fitted with a panelled bath, push button low level WC and vanity wash hand basin. Inset mirror. Tiled walls and floor. Ladder style radiator. Double glazed window to the rear aspect.

Outside

Driveway

A block paved driveway to the front provides off road parking with a double driveway leading to the integral garage.

Integral Garage

18'1 x 8'8

Up and over door. Power and lighting. Space for additional appliances.

Southerly Facing Garden

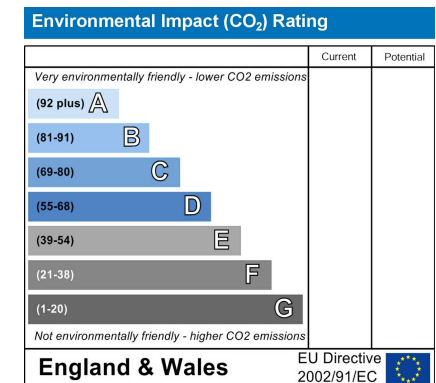
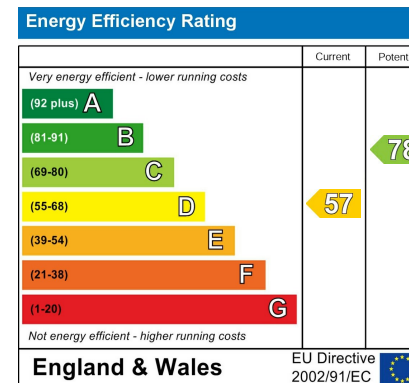
A delightful Southerly facing rear garden laid mainly to lawn with a stone terrace ideal for al fresco dining, entertaining family and guests or to just simply relax and enjoy the garden.

Tenure

The vendor has advised that the property is Leasehold and that the term is 999 years from 25 March 1969 with a charge of £12.00 every twelve months.

The vendor has also advised that the property is council tax band E.

We would advise any perspective buyer to confirm these details with their legal representative.

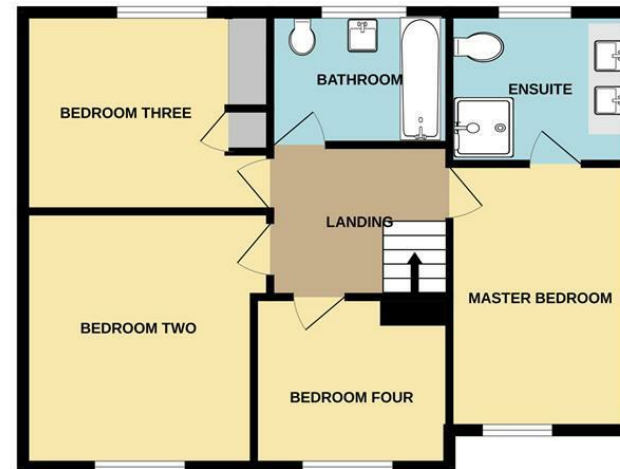




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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