



# 8 Friars Close, Rainow, Macclesfield, SK10 5UQ

**\*\* NO ONWARD CHAIN \*\*** Situated in the picturesque and much sought after location of Rainow, this well presented, three bedroom link-detached family home offers fantastic views to the rear over open countryside hills and White Nancy. Rainow has a thriving village community, and is surrounded by the most stunning countryside, as well as being ideal for keen walkers. Macclesfield town centre, with all its amenities, is easily accessible by car or bus. In brief the property comprises; porch, elegantly presented living room, dining room with French doors opening to the garden, kitchen and conservatory. To the first floor are three well-proportioned bedrooms and a stylish shower room. The paved driveway to the front provides off road parking for two large vehicles and leads to the integral garage. The well stocked delightful westerly facing rear garden is 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.

## £315,000

### 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 Macclesfields Town Centre, offering a range of shops and restaurants, together with schools for children of all ages. The access points of the North West Motorway network system, Manchester International Airport and some of Cheshires 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. Take the first left and left again onto Friars Close where the property will be found at the end of the close on the right hand side.

#### Porch

Double glazed door and windows. Built in cloaks cupboard.

#### Living Room

16'2 x 13'5

Delightful living room decorated in neutral colours. Stairs to the first floor. Double glazed window to the front aspect. Radiator.

#### Dining Room

10'5 x 8'10

Space for a dining table and chairs. Double glazed French doors to the garden. Radiator.

#### Kitchen

10'0 x 7'0

Fitted with a range of base units with work surfaces over, tiled returns and matching wall-mounted cupboards. Inset one and a quarter bowl stainless steel sink unit with mixer tap and drainer. Space for a cooker with extractor hood over. Space for a dishwasher and under counter fridge. Double glazed window to the rear aspect. Tiled floor.

#### Conservatory

11'3 x 8'8

Double glazed French doors to the garden. Tiled floor.

#### Stairs To The First Floor

Double glazed window to the side aspect.

#### Bedroom One

12'8 x 10'0

Double bedroom with double glazed window to the front aspect. Radiator. Fitted wardrobe with partial mirrored sliding doors.

### Bedroom Two

11'0 x 9'1

Double bedroom with double glazed window to the rear aspect with views over the hills and White Nancy. Access to the loft space. Radiator.

### Bedroom Three

8'0 x 6'0

Single bedroom with double glazed window to the front aspect. Radiator.

### Stylish Shower Room

Contemporary suite incorporating a walk in shower, low level W.C with concealed cistern and vanity wash hand basin. Tiled walls. Chrome ladder style radiator. Recessed ceiling spotlights. Double glazed window to the rear aspect

### Outside

#### Driveway

The paved double driveway to the front provides off road parking and leads to the integral garage.

#### Integral Garage

17'5 x 9'0

Double garage doors. Utility area to the rear with floor and wall units. Stainless steel sink unit with mixer tap and drainer. Space for a washing machine and additional appliances. Wall mounted boiler.

#### Westerly Facing Garden

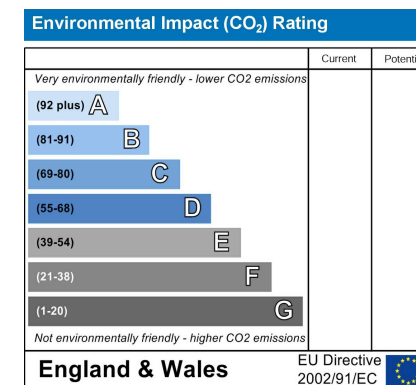
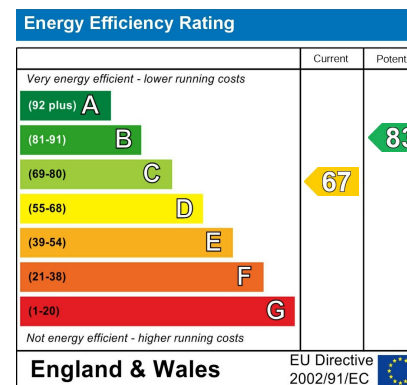
A delightful Westerly facing garden, laid mainly to lawn with a stone terrace ideal for al fresco dining, entertaining family and guests or to just simply relax and enjoy the garden. An array of attractive plants, flowers and shrubs to the borders with fencing to the boundaries providing a high degree of privacy. Shed and small lean to greenhouse.

#### Tenure

The vendor has advised that the property is Leasehold and that the term is 999 years from 25 March 1968 with a charge of £12.00 per year.

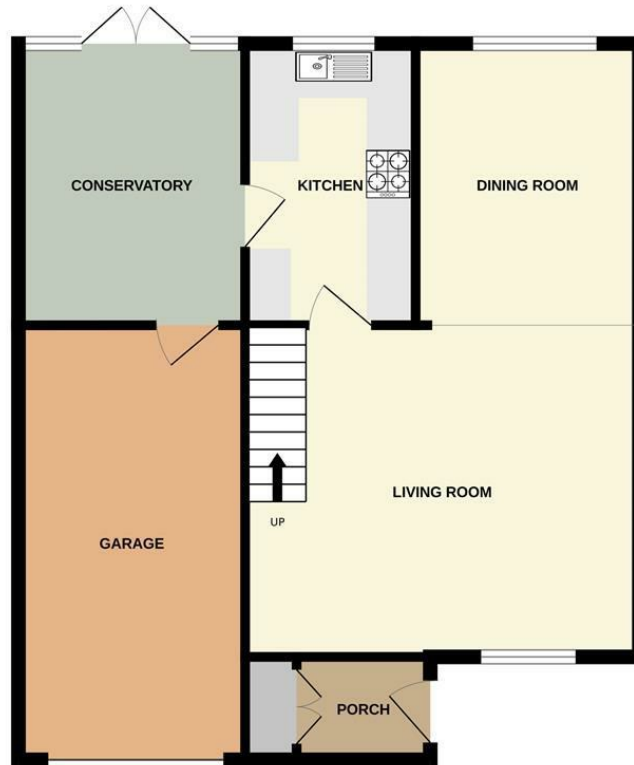
The vendor has also advised that the property is council tax band D.

We would advise any prospective 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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