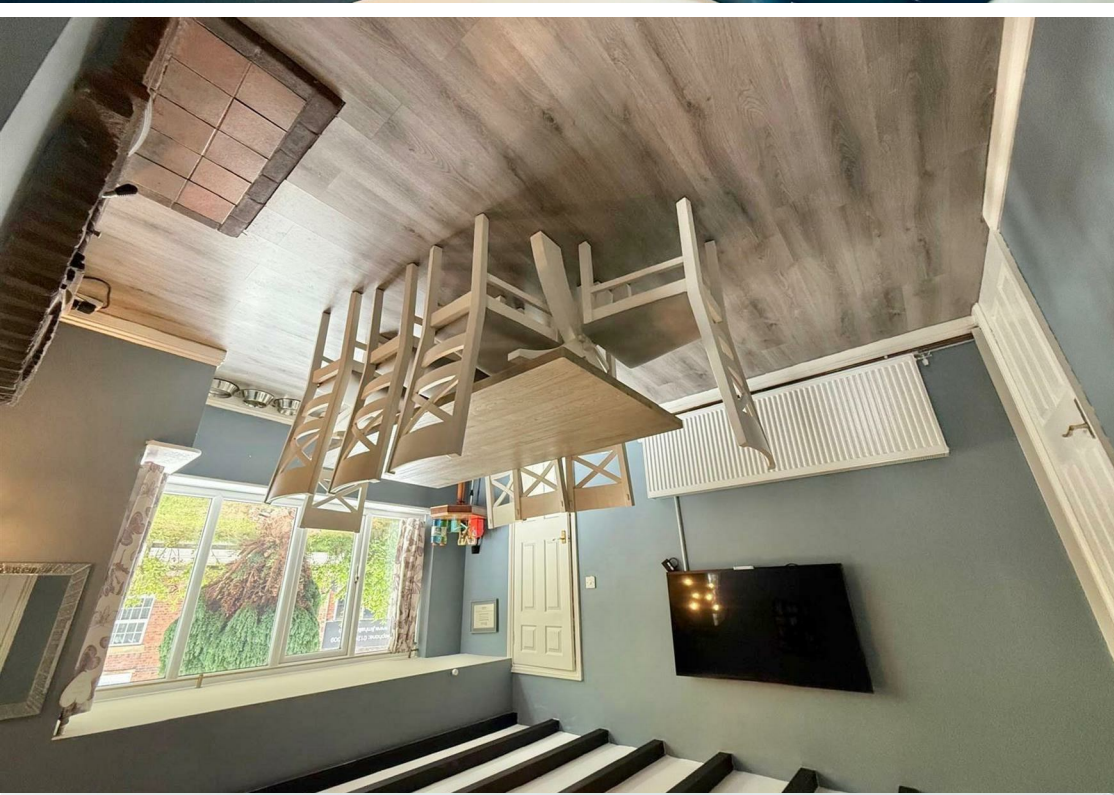




jordanfishwick

DANE VALLEY HOUSE STATION LANE RUSHTON
Offers Over £380,000

DANE VALLEY HOUSE STATION LANE RUSHTON SPENCER MACCLESFIELD

Nestled in the picturesque village of Rushton Spencer, just five miles from the Staffordshire market town of Leek and within approximately eight miles of both Macclesfield and Congleton, Dane Valley House enjoys a charming semi-rural setting. This characterful period home offers immediate access to scenic country walks, while also being just a short stroll from the village school and the popular Rudyard Lake, making it an enviable and highly sought after location. In brief the property comprising; hallway, study, kitchen, dining room and living room with feature log burning stove. An inner hallway allows access to the utility room, cloak room and downstairs shower room. To the first floor are three well proportioned bedrooms and family bathroom. Externally, the property is set back behind a drystone wall with off road parking to the side of the property leading to the detached garage, to the rear, there is a stone terrace ideal for al fresco dining and entertaining, along with an additional area suitable for a lawn or further patio, which is fenced and enclosed with a courtesy gate to the side allows access to the front.

Location
Rushton Spencer is a few miles south of Macclesfield, which is set in Cheshires plains, on the fringe of the Peak District National Park. Originally a medieval town, Macclesfield became the countrys Silk capital in the 1750s, whilst in recent years it has grown to become a thriving business centre. 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 in a southerly direction along London Road (A523), continue through Bosley traffic lights and over the River Dane bridge. Turn right onto Station Lane (across from the Range Rover garage) The property will be found first on the right.

Entrance Hallway
Accessed via a composite front door. Stairs to the first floor.

Sitting Room
11'9" x 14'10" into bay
Feature log burning stove and beams. Double glazed bay window to the front aspect and additional window to the side aspect.

Dining Room
13'5" max x 12'7"
Double glazed bay window to the side aspect. Feature log burning stove and beams. Radiator.

Kitchen
11'8" x 8'11"
Fitted with a range of base units with work surfaces over and wall mounted units. Tiled returns. Inset one and a quarter bowl sink unit with mixer tap and drainer to side. Space for a cooker. Double glazed window to the front and side aspect.

Living Room
18'1" max x 17'6" max
Spacious reception room with feature beams. Double glazed window to the front aspect. Double glazed sliding patio doors to the garden. Radiator.

Inner Hallway
Built in storage cupboard. Radiator.

Utility Area
5'11" x 4'8"
Pedestal wash hand basin. Space for a washing machine and tumble dryer. Double glazed window to the side aspect.

Cloaks Room
8'2" x 4'1"
Double glazed window to the side aspect.

Downstairs Shower Room
Fitted shower enclosure, low level WC with concealed cistern and vanity wash hand basin. Tiled walls. Double glazed window to the side aspect.

Stairs To The First Floor
Built in storage cupboard. Access to the loft space. Velux window. Radiator.

Bedroom One
12'0" x 11'10"
Double bedroom with double glazed window to the front aspect. Radiator.

Bedroom Two
12'6" x 8'11"
Double bedroom with double glazed window to the front aspect. Radiator.

Bedroom Three
11'8" x 9'0"
Double bedroom with double glazed window to the rear aspect. Feature fireplace. Radiator.

Bathroom
Fitted with a white suite comprising; free standing claw foot bath, low level WC and wash hand basin. Tiled walls. Double glazed window to side aspect. Built in storage cupboard. Radiator.

Outside

Driveway
A driveway to the side of the property provides off road parking and leads to the detached garage.

Detached Garage
21'6" x 12'9"
Double doors open to the garage. Courtesy door to the rear. Power and lighting.

Gardens
The garden features a generous stone terrace ideal for al fresco dining and entertaining, along with an additional area suitable for a lawn or further patio, which is fenced and enclosed with a courtesy gate to the side allowing access to the front.

Tenure
The vendor has advised that the property is Freehold and that the council tax band is E. We would advise any prospective buyer to confirm these details with their legal representative.

Anti Money Laundering - Note
To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.



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