



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

3, Cliff Lane, Rainow, Macclesfield, SK10 2PE

Three bedroom end terraced property in a wonderful situation, overlooking adjoining countryside.

Guide Price £389,950

**** NO ONWARD CHAIN****

Constructed of brick, this property offers the discerning purchaser the opportunity to acquire a three bedroom family home in a quiet location adjoining open countryside, within easy reach of all the local amenities of Rainow and Macclesfield.

The accommodation briefly comprises, to the ground floor: Entrance porch, lounge with cast iron open fire, extended kitchen/dining room with French doors to decked terrace, utility room, office/study. To the first floor, the landing allows access to three bedrooms and a family bathroom. The property is double glazed throughout and a gas central heating system has been installed.

An internal inspection is highly recommended to appreciate the improvements that have been made to this property and the fabulous location it is situated in.

Outside, the property benefits from immediate access to open countryside and marked walkways. A gravel driveway allows hard standing for motor vehicles. To the rear, the garden has been cleverly terraced to make the best use of the space. With gravel areas, astro-turf level and a large decked terrace. Bordered with walls and fencing and mature and specimen trees. Distant views over Macclesfield.

There is a wide range of shopping, travel, educational and recreational facilities available in Macclesfield. Access points to the national motorway network, Inter-City rail travel direct to London and Manchester International Airport are all within 10 and 30 minutes drive of the property respectively.

DIRECTIONS

From the Tesco superstore in Macclesfield: Proceed up Hurdsfield Road in the direction of Rainow. Passing The Three Crowns public house to the left, take the next right onto Cliff Lane. Continue past the high stone wall, taking the first turning on the left where the property can be located on the left hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

5'04 x 2'10

With tiled floor, part glazed door to:

LOUNGE

18'08 x 12'06

With cast iron feature fire place with wood surround, open shelving in alcove, radiator, covered radiator, meter cupboard, wooden window sill, stairs to first floor.

KITCHEN/DINING ROOM

22'02 x 18'08 (overall)

Large L-shaped room with fitted kitchen comprising base cupboards and drawers, wall cupboards and worktops, composite one and a half bowl sink and drainer unit, range style electric oven with induction hob and extractor unit, integrated dishwasher, fridge and freezer, cupboard housing new gas boiler, tiled splash backs, under stairs storage cupboard, dining area with French doors to decked terrace, contemporary radiator.

UTILITY

10'09 x 5'0 (extending to 7'09)

With units of base cupboards and worktops, tiled splash backs, plumbing for washing machine, glazed door to garden, leading through to:

OFFICE/STUDY

11'03 x 7'11

With radiator, open shelving.

FIRST FLOOR

LANDING

8'02 x 6'02

With airing cupboard, loft access.

BEDROOM ONE

11'06 x 9'10 (average measurements)

With radiator, storage cupboard, views over adjoining countryside.

