



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

North View Cottages, Hawkins Lane, Rainow, Macclesfield, Cheshire, SK10 5TL

A picturesque end terraced cottage enjoying well appointed accommodation over three floors backing onto open countryside and with private off road parking.

Guide Price £295,000

Constructed of stone, this picturesque end terraced cottage offers the discerning purchaser a beautiful home with accommodation over three floors ready for immediate occupation.

The accommodation briefly comprises, on the ground floor: Spacious lounge with cast iron stove, dining kitchen with dining area, fabulous views over the adjoining countryside and stable door to the raised rear patio. To the lower ground floor, there is a well appointed bathroom/WC with separate shower, while to the first floor, the landing allows access to two double bedrooms. A gas fired central heating system has been installed.

An internal inspection is highly recommended to appreciate this well appointed country home which not only backs onto open countryside but is within a 10 minute drive of Macclesfield town centre and railway station.

Externally there is a large privately owned raised stone terrace taking full advantage of the views. There is closed forecourt with adjacent private hard standing for a motor vehicle.

There is a wide range of shopping, travel, educational and recreational facilities available in Macclesfield and local facilities in Rainow including a good primary school and The Robin Hood public house. 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 Tesco's in Macclesfield, proceed up Hurdsfield Road in the direction of

Rainow. Hurdsfield Road eventually turns into Rainow Road and then onto Hawkins Lane. As you approach Rainow village, proceed past the grassy triangle adjacent to Bull Hill Lane and the property can be found after a short distance on the left hand side, just before Lamaload Road. There is private off-road parking.

ACCOMMODATION

GROUND FLOOR

LOUNGE

13'8 x 11'0

With cast iron stove, pine china cupboards, panelled wall, radiator, plantation shutters to the windows.

DINING KITCHEN

11'2 x 10'0

Enjoying farmhouse style kitchen base cupboards, Belfast sink, plumbing for washing machine, dishwasher, gas cooker point, part tiled walls, dining area, fabulous views, radiator, stairs to first floor, stable door to garden, access down to:

LOWER GROUND FLOOR

BATHROOM/WC

10'8 x 8'04

With freestanding bath, separate shower, cast iron radiator, vanity wash hand basin with cupboard below, low level WC, part tiled walls.

FIRST FLOOR

LANDING

BEDROOM ONE

11'0 x 10'01

With radiator, cast iron fireplace, built in wardrobe with gas boiler, fabulous views.

BEDROOM TWO

13'2 x 10'10

With radiator, two built in fitted wardrobes, beautiful views to the front, cast iron fireplace.

OUTSIDE

Gardens and off-road parking as previously mentioned.

NB

There is a modern recently installed electricity generator in the unlikely event of a power cut.

Tenure

Freehold. Interested purchasers should seek clarification of this with their solicitor.

Viewings

Strictly by appointment through the Agents.

Possession

Vacant possession upon completion.

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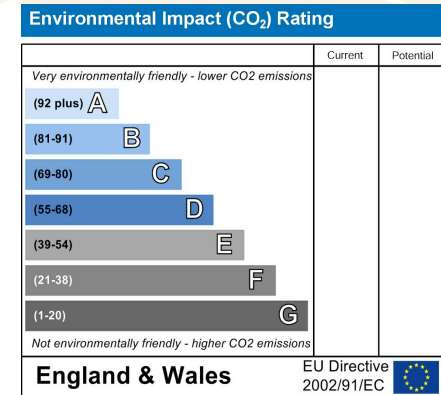
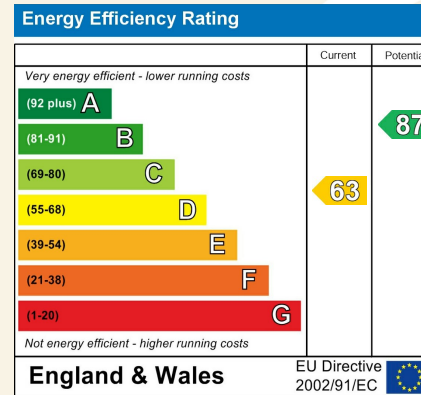
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