



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS



# Rose Cottage, Holehouse Lane, Whiteley Green, Macclesfield, SK10 5SJ

A delightful semi-detached 3 bedroom cottage in a highly desirable countryside location.

**Guide Price £459,000**

Constructed of brick, this 3 bedroom semi-detached cottage offers the discerning purchaser the opportunity to acquire a charming home in a lovely countryside location.

The accommodation briefly comprises, to the ground floor: Entrance hall, kitchen, utility room/conservatory, large living dining room with open fire. To the first floor are three bedrooms and a family bathroom. The property has an electric heating system with an electric immersion heater for water and is double glazed throughout.

The property has a generous gravel parking area for multiple motor vehicles and the front garden is laid to lawn with borders and a picket fence with a flagstone path. To the rear, the garden enclosed by hedges and fencing is also laid to lawn, with a patio area for outdoor seating, a timber built shed and other timber built outdoor stores.

Adlington is a delightful rural location with a wide range of shopping, travel, educational and recreational facilities available in nearby Macclesfield and Bollington. Access to the national motorway network, Manchester International Airport and Inter-City rail links to London are all within 10 and 30 minutes drive of the property.

**DIRECTIONS:** From our Prestbury Office proceed past St Peter's Church bearing right at the railway bridge into Prestbury Lane. Bear left into the continuation of Prestbury Lane to the T-junction with London Road. Turn left in the direction of Poynton passing through the traffic lights turning next right into Holehouse Lane. Continue on and the property can be found on the left hand side after the road narrows.

## **ACCOMMODATION**

### **GROUND FLOOR**

#### **ENTRANCE HALL 10'0 x 9'01**

With electric heater with cover, wood floor, stairs to first floor, large under stairs cupboard.

#### **KITCHEN 9'11 x 8'06**

With Shaker style units including base cupboards and drawers, wall cupboards and worktops, tiled splash backs, stainless steel sink and drainer unit, space for under counter fridge, space for freestanding cooker, extractor unit, electric heater with cover, quarry tiled floor, stable door leading to:

#### **UTILITY ROOM/CONSERVATORY 9'01 x 3'0**

With plumbing for washing machine, quarry tiled floor, electric heater, part glazed door to garden.

#### **LIVING/DINING ROOM 20'04 x 12'06**

Dual aspect with one bay window, brick built fireplace for solid fuel open fire, storage heater, wood floor, ceiling beams.

### **FIRST FLOOR**

#### **BEDROOM ONE 12'04 x 11'06**

With electric heater.

#### **BEDROOM TWO 12'05 x 8'05**

With electric heater.

### BEDROOM THREE 9'10 x 8'07 (overall)

With electric heater.

### BATHROOM 9'11 x 6'05

With low level WC, panelled bath with overhead shower, vanity wash hand basin with cupboard below, built in storage, under eaves storage.

### OUTSIDE

Gardens as previously mentioned.

### Tenure

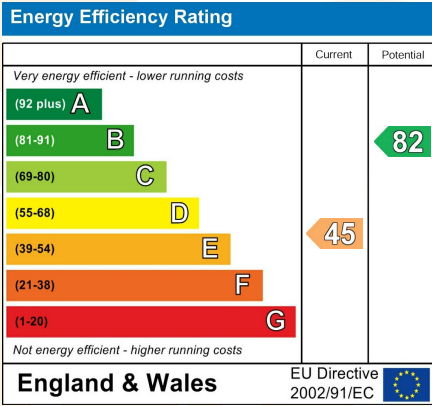
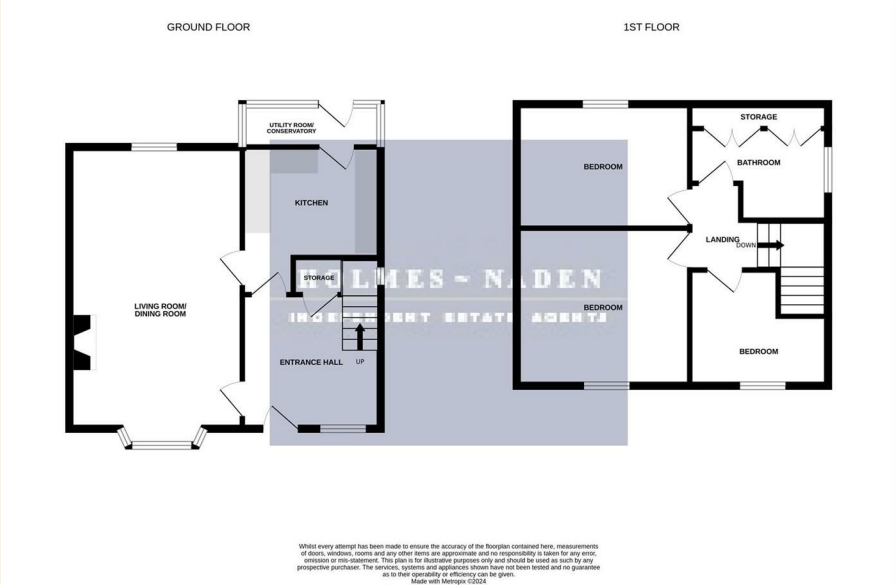
Freehold. Interested purchaser should seek clarification of this with their solicitor.

### Viewings

Strictly by appointment through the agents.

### Possession

Vacant possession upon completion.



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### MISDESCRIPTIONS ACT 1967

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