



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# Jackson Brow, Back Eddisbury Road, Macclesfield, SK11 0AT

A beautifully renovated two bedroom former shippon in an idyllic location with far reaching views, large garden and the option of purchasing additional adjacent land.

**Guide Price £495,000**

Constructed of stone, with part render, this delightfully renovated two bedroom former shippon offers the discerning purchaser the opportunity to acquire a beautiful home in a stunning location overlooking countryside, Macclesfield town and beyond, enjoying a generous sized garden.

The accommodation briefly comprises: Entrance hall, living dining kitchen with log burning stove, further living/sun room with incredible views, two good sized bedrooms and a contemporary bathroom. The property is double glazed throughout, underfloor has been installed in the majority of rooms (excluding the sun room), and the property is serviced by liquid gas and a septic tank.

An internal inspection is highly recommended to appreciate the space and quality of this lovely renovation.

Outside, the property benefits from a large concreted area at the front, with ample hard standing for multiple motor vehicles, a small paved patio area surrounded by a low stone wall. To the rear is a raised decked terrace with glass balustrade, taking full advantage of the sunning surroundings. Below the decking is access to a store room. The rest of the garden is laid to grass. There is the option to purchase the adjacent paddock. The entire property is surrounded by a stone wall and accessed through double five bar wooden gates.

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 to

London and Manchester International Airport are all within 10 and 30 minutes drive of the property.

**DIRECTIONS:** From the centre of Macclesfield, adjacent to Arighi Bianchi furniture store, turn up Buxton Road and proceed for approximately two miles bearing right into Back Eddisbury Road, where the property can be found on the right hand side.

## **ACCOMMODATION**

### **ENTRANCE HALL**

15'11 x 4'10

With oak floor, cupboard with electrical controls.

### **LIVING DINING KITCHEN**

19'01 x 17'07

Large open plan room with a fitted Shaker style kitchen comprising base cupboards and drawers, wall cupboards and granite worktops, tiled splash backs, one and a half bowl stainless steel sink, integrated fridge freezer, microwave and dishwasher, range style cooker and extractor, island unit with breakfast bar, contemporary log burning stove, oak floor, glazed door to front patio, skylight, glazed double doors to:

### **SUN ROOM/LIVING ROOM**

13'03 x 11'05

With built in storage cupboard, electric heater, high line window to one wall, full height windows to the other walls, skylight, glazed double doors leading to rear decked terrace, incredible views.

### BEDROOM ONE

12'06 x 10'09

With oak floor, wonderful views, fitted wardrobes, cupboards and drawers, skylight.

### BEDROOM TWO

12'07 x 10'03

With oak floor, fitted wardrobes, wonderful views, skylight.

### BATHROOM

6'09 x 5'01

With low level WC, vanity wash hand basin with cupboards below, walk in shower, heated towel rail, tiled walls, tiled floor.

### OUTSIDE

Large gardens as previously mentioned.

### STORE ROOM

13'03 x 11'05

### Tenure

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

### Viewings

Strictly by appointment through the Agents.

### Possession

Vacant possession upon completion.

### PRESTBURY OFFICE:

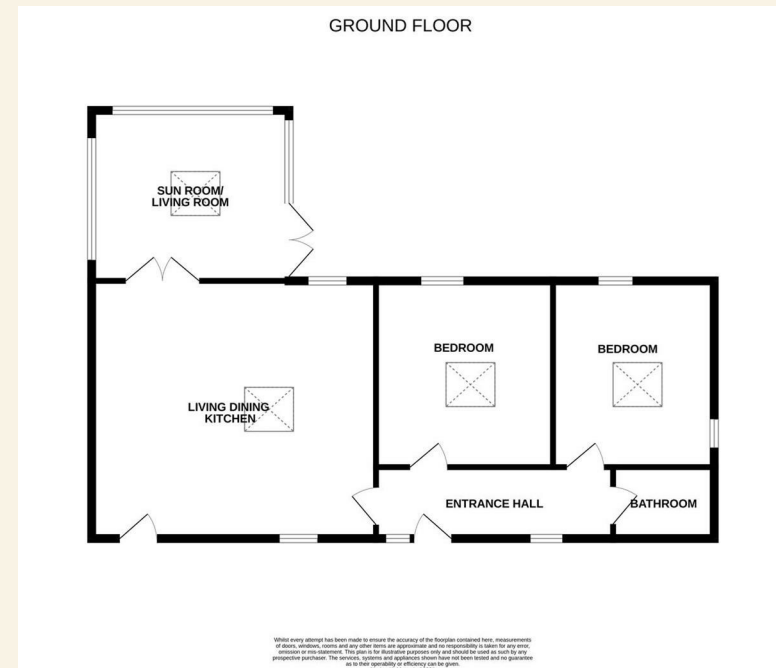
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		99
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### MISDESCRIPTIONS ACT 1967

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