



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# Corwood, 30, Legh Road, Adlington, Cheshire, SK10 4NE

A beautifully presented, recently renovated 5 bedroom detached property in a desirable end of cul-de-sac location backing on to woodland.

## Guide Price £1,250,000

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 2 and 30 minutes drive of the property.

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/Stockport and continue to the traffic lights adjacent to the Legh Arms Public House. Turn right into Brookledge Lane, turning first right into Legh Road, where the property can be found after approximately 400 yards, tucked away at the end of the cul-de-sac.

### ACCOMMODATION

#### GROUND FLOOR

##### ENTRANCE HALL

12'02 x 7'01

With Karndean floor, stairs to first floor, radiator, glass panel by front door.

##### KITCHEN

30'03 x 13'04

With a range of fitted units including base cupboards and drawers, wall cupboards and granite worktops, island unit with composite sink and Quooker hot water tap, wine fridge, breakfast bar with solid wood top, Everhot 3 oven range, dishwasher, second composite sink, larder cupboard, contemporary radiator, low wall hanging cupboards, Karndean floor, bi-fold doors to garden, large opening leading through to:

##### LIVING/DINING ROOM

24'07 x 18'05 (overall)

Beautiful spacious room with glazed sliding door to two sides providing a lovely outlook over garden to the woodland beyond, six Velux windows, radiator, contemporary recessed Living Flame gas fire, in media wall. Karndean floor.

##### UTILITY ROOM

9'05 x 6'07

With range of base cupboards with wooden worktops, wall cupboards, full height cupboards, cupboard housing Worcester gas boiler (4 years old), plumbing for washing machine, space for tumble dryer, radiator, Karndean floor, glazed door to courtyard.

##### BEDROOM TWO

17'01 x 10'07 (overall)

Dual aspect with radiator, glazed double doors to courtyard.

##### EN-SUITE

10'04 x 5'10

With vanity wash hand basin with drawers below, walk-in shower with rainfall head and separate shower attachment, wall hanging cupboard, low level WC, heated towel rail, part tiled walls, pebbled Karndean floor.

##### BEDROOM THREE

16'01 x 10'10

With glazed double doors to garden, radiator.

##### BEDROOM FOUR

12'04 x 10'08

With radiator. Window to front.

##### BEDROOM FIVE

10'09 x 8'06

With full height window, radiator.

##### BATHROOM

12'02 x 6'0

With shower enclosure, with rainfall head shower, and hand held attachment. low level WC, part free standing bath with central wall mounted mixer tap, vanity wash hand basin with waney edged wooden shelves below, heated towel rail, tiled walls, pebbled Karndean floor.

##### FIRST FLOOR

##### BEDROOM

14'09 x 10'01

With three Cabrio Velux windows, opening to appreciate the wonderful woodland views, radiator, apex ceiling, leading through to:

##### DRESSING ROOM

14'09 x 5'08

With open shelving, hanging rails, apex ceiling.



**EN-SUITE**

7'05 x 3'10

With shower enclosure with rainfall head shower and hand held attachment. low level WC, heated towel rail, vanity wash hand basin with drawers below, pebbled Karndean floor, Velux window, pocket door.

**OUTSIDE**

Beautiful gardens as previously mentioned.

**CABIN OFFICE**

12'02 x 9'03

With cast iron wood burning stove, open shelving, glazed double doors to two sides.

**CABIN LIVING/CINEMA/BAR**

14'03 x 12'02

With cast iron wood burning stove, wooden bar, electrically operated projector screen, glazed double doors to garden.

**INTEGRAL GARAGE**

18'0 x 14'01

With electrically operated up and over door, a further up and over door to rear, power and light, access to large roof space, part boarded with ladder.

**Tenure**

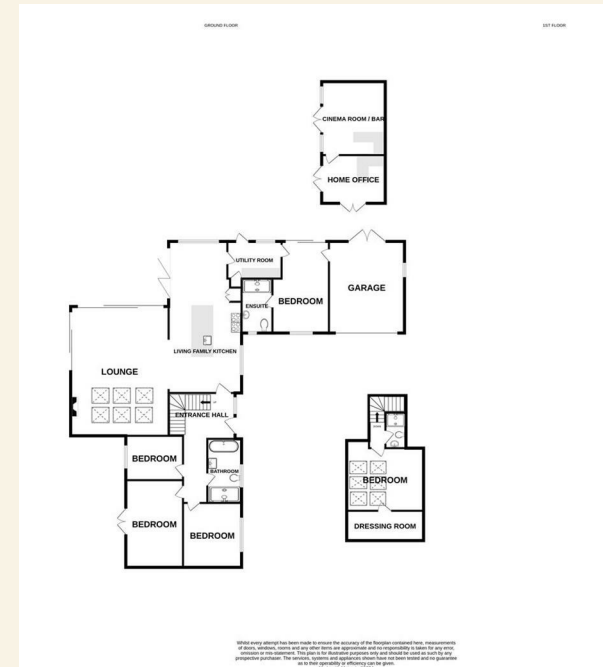
Freehold. Interested purchasers should seek clarification of this with their solicitor.

**Viewings**

Strictly by appointment through the Agents.

**Possession**

Vacant possession upon completion.



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, extent and any other facts are approximate and are intended to provide a general impression of the premises. They do not constitute an offer or representation of fact, but must satisfy themselves by inspection or otherwise to their accuracy. No person in the employment of Holmes-Naden Estate Ltd. has the authority to make or give any representation or warranty in relation to the property. Made with Microsoft Office

**PRESTBURY OFFICE:**

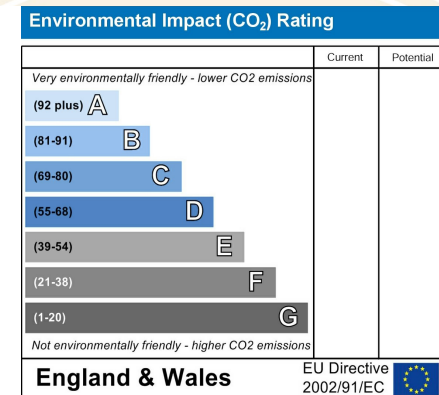
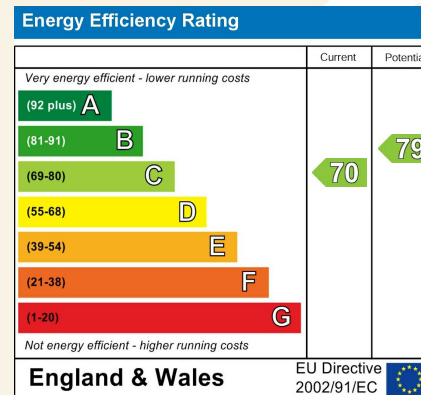
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**MISDESCRIPTIONS ACT 1967**

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