



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 £1,100,000

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 on 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.

PRESTBURY OFFICE:

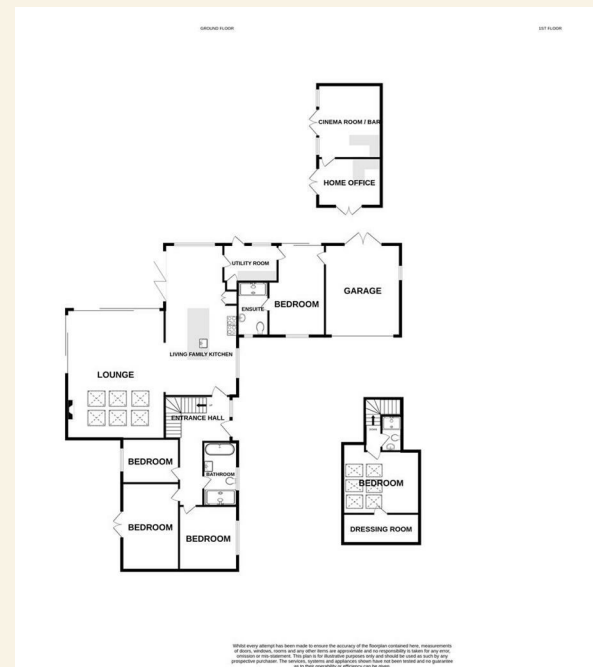
THE VILLAGE,
PRESTBURY,
CHESHIRE SK10 4DG

TELEPHONE: 01625 828254

FACSIMILE: 01625 820019

HEAD OFFICE:

16 HIGH STREET,
BOLLINGTON,
MACCLESFIELD,
CHESHIRE, SK10 5PH
TELEPHONE: 01625 560535
FACSIMILE: 01625 574445



Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



MISDESCRIPTIONS ACT 1967

These particulars, whilst believed to be accurate are set out for guidance only and do not constitute any part of any offer or contract – intending purchasers or tenants should not rely on them as statements or representations 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.

