



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

New Court, 41A, Rainow Road, Macclesfield, SK10 2PG

A lovely 4 bedroom detached family home, with beautiful open countryside to rear.

Guide Price £750,000

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 Tescos roundabout on the A523 Silk Road, take the B5470 in the direction of Rainow. After crossing the canal and passing the The Three Crowns Public House on the left, the property can be found after approximately 300 yards on the right hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL 12'04 x 8'08

With radiator, tiled floor, oak framed staircase to first floor, with glass balustrade, cloaks cupboard housing meters, door to integral garage.

OFFICE 9'05 x 8'08

With tiled floor, radiator, glass block feature wall.

FIRST FLOOR

LANDING 21'10 x 6'10

Galleried landing with oak framed glass balustrade, radiator, stairs to second floor.

LOUNGE 23'03 x 13'08

A lovely bright room with feature contemporary fireplace, with Living Flame gas fire and stone surround, sliding double doors to garden, two radiators.

KITCHEN/DINING ROOM 30'03 x 11'11 (extending to 16'10)

Dual aspect room with contemporary fitted units including base cupboards and drawers, wall cupboards and granite worktops, integrated oven, microwave/oven, fridge freezer, dishwasher, 5-ring gas hob and extractor unit, one and a half sink, island unit with further

base cupboards and granite worktops, food preparation sink, breakfast bar, dining area, sliding double doors to garden, tiled floor, cosy nook with cast iron log burning stove, radiator, walk in larder cupboard with shelving.

UTILITY 11'09 x 4'05

With base cupboards, wall cupboards and worktops, plumbing for washing machine, space for tumble dryer, stainless steel sink and drainer, radiator, Velux window, door to outside, terrazzo tiled floor.

MASTER BEDROOM 15'11 x 12'10

With radiator.

EN-SUITE 9'05 x 9'0

With panelled bath, shower enclosure, heated towel rail, twin vanity wash hand basins with shelving below, low level WC, tiled floor, part tiled walls.

WC

With low level WC, vanity wash hand basin with cupboards below, radiator, tiled floor.

SECOND FLOOR

LANDING 13'11 x 5'01 (not including recesses)

Split stairs with one leading to bathroom, the other leading to landing with LVT flooring, radiator, Velux window, alcove shelving and workspace.

BATHROOM 11'03 x 6'04

With low level WC, freestanding bath with central mixer tap and shower attachment, heated towel rail, vanity wash hand basin with shelving below, tiled floor, alcove shelving, Velux window.

BEDROOM TWO 14'02 x 13'11 (overall)

With radiator, built in cupboard.

EN-SUITE 6'0 x 5'07

With shower enclosure, low level WC, wash hand basin, heated towel rail, Velux window, tiled floor.

BEDROOM THREE 14'05 x 11'0 (average, not including recess)

With radiator, dressing area recess, under eaves storage.

BEDROOM FOUR 14'06 x 10'10 (overall)

With radiator.

OUTSIDE

Gardens as previously mentioned.

GARAGE 22'03 x 11'06

With hot water cylinder, gas boiler, power and light, up and over door.

Tenure

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

Viewings

Strictly by appointment through the Agents.

Possession

Vacant possession upon completion.

PRESTBURY OFFICE:

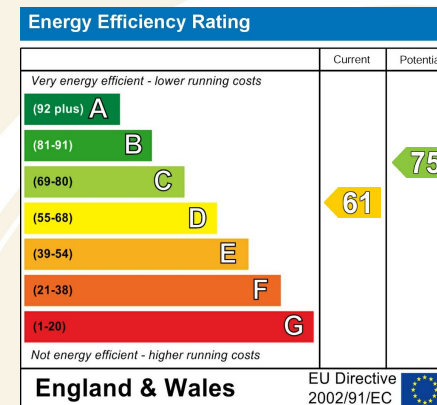
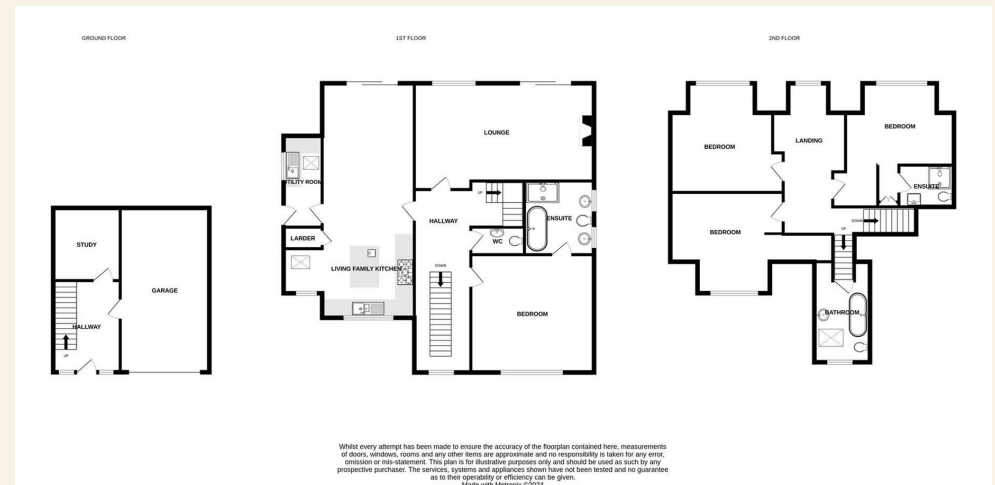
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**MISDESCRIPTIONS ACT 1967**

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