



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

109, Whirley Road, Macclesfield, SK10 3JW

A delightful 3 bedroom character cottage with a lovely woodland garden that has been lovingly restored and renovated.

Guide Price £535,000

This charming 3 bedroom character cottage offers the discerning purchaser the opportunity to acquire a restored and renovated family home with many original details remaining, close to all local amenities.

The accommodation briefly comprises, to the ground floor: Entrance hall with wonderful ornate carved wooden staircase, dining room with open fire leading through to a cosy living family kitchen with seating area and bi-fold doors leading out to rear patio, sitting room with log burner style gas stove, utility room and downstairs WC. To first floor, the landing allows access to three bedrooms, a shower room and a family bathroom. The property is double glazed throughout and a gas central heating system has been installed.

An internal inspection is highly recommended to appreciate the charm of this delightful cottage.

Outside the property's handsome frontage is accessed through a wrought iron gates with steps leading up to the front door, flanked by lawns surrounded with hedges. The Tarmacadam driveway leads up one side of the house to a large area of hard standing for motor vehicles. To the rear of the property is a charming enclosed patio area with outdoor lighting, steps lead up to a further paved terrace with space for seating and the remainder of the generous garden is laid mainly to lawn, interspersed with mature and specimen shrubs and trees, enclosed by fencing to all sides.

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.

From our Prestbury Office proceed up Macclesfield Road passing Prestbury Golf Club to the crossroads. Bear right in the direction of Alderley Edge, turning left after a short distance into Sandy Lane. At the T-junction turn left where the property can be found after approximately half a mile on the left hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

9'11 x 9'03 (approx)

With parquet floor, part panelling below dado rail, radiator with cover, ornate carved wooden staircase to first floor, under stairs store cupboard.

WC

With low level WC, pedestal wash hand basin, tiled floor.

DINING ROOM

12'10 x 11'11 (approx)

With block parquet floor, feature fireplace, picture rails, exposed ceiling beam, radiator, alcove storage and shelving including a desk unit, leading through to:

LIVING FAMILY KITCHEN

24'06 x 14'02

With a range of Shaker style units including base cupboards and drawers, wall cupboards and granite worktops with upstands, island unit with wooden worktops, large Belfast sink, larder cupboard, integrated microwave, 6-ring gas and electric range style cooker and extractor unit, fridge freezer, dishwasher, family area with further built in storage and shelving, two Velux roof windows, bi-fold doors leading out to rear patio, radiator.

UTILITY ROOM

13'03 x 6'01

With plumbing for washing machine, built in utility cupboards with basket shelves beneath washer and dryer, coat hooks, door to rear patio.

SITTING ROOM

11'10 x 11'09

With feature fireplace with cast iron log burner style gas stove, parquet floor, exposed ceiling beam, alcove storage and shelving, radiator.

FIRST FLOOR

LANDING

With ornate carved wooden balustrade, picture rails.

BEDROOM ONE

13'07 x 11'11 (average measurements)

With built in wardrobes, drawers and shelves, overhead cupboards, feature cast iron fireplace with original decorative tiles, exposed ceiling beams, radiator.

BEDROOM TWO

11'09 x 11'09

With feature cast iron fireplace with original decorative tiles and tiled hearth, wooden floor, exposed ceiling beam, picture rails, radiator.

SHOWER ROOM

With shower cubicle, low level WC, heated towel rail, wash hand basin, tiled walls.

BATHROOM

7'04 x 4'07

With freestanding claw foot bath, pedestal wash hand basin, part tiled walls.

BEDROOM THREE

10'06 x 9'04

Dual aspect with radiator.

Tenure

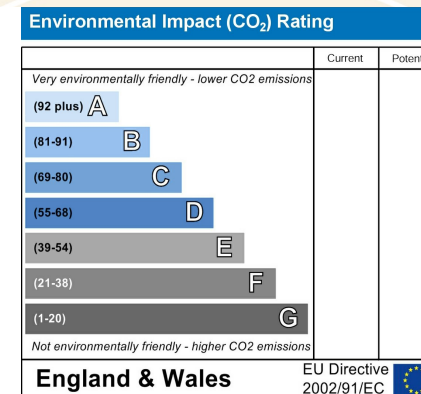
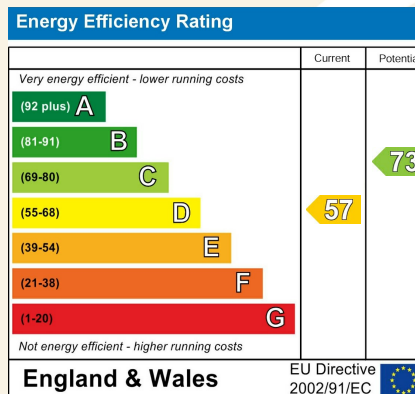
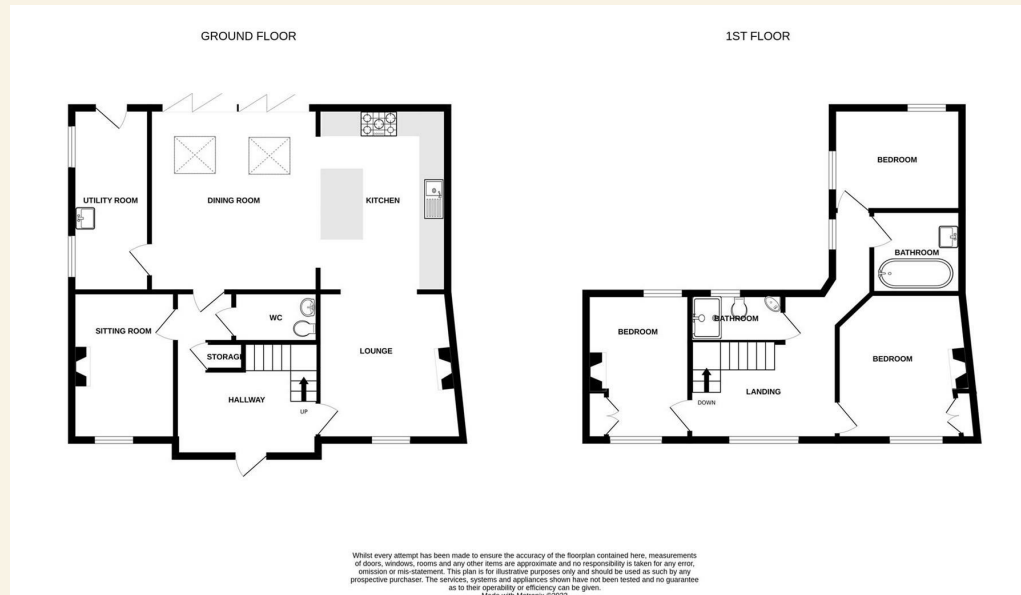
Freehold. Interested purchasers should seek clarification of this with their solicitor.

Viewings

Strictly by appointment through the Agents.

Possession

Vacant possession upon completion.



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