



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

62, Sandy Lane, Macclesfield, SK10 4RJ

A recently renovated 4 bedroom semi-detached cottage, set in a delightful rural location yet close to all local amenities, with generous gardens, off road parking for several cars and space for a garage.

£575,000

Constructed of brick, this recently renovated three storey, 4 bedroom semi-detached cottage offers the discerning purchaser the opportunity to acquire a delightful home in a rural location with generous sized gardens.

The accommodation briefly comprises, to the ground floor: Living room, dining room, fully fitted kitchen with a wealth of integrated appliances. To the first floor are two good sized bedrooms with en-suite bathrooms. To the second floor are a further two bedrooms and a wet room. An oil fired central heating system is installed and the property is serviced by mains water and a septic tank.

Outside, to the front of the property is a flagged driveway providing hardstanding for a motor vehicle, a small lawn runs down the side of the house leading to the rear garden with flagged patio and timber built shed, a large lawn with borders of mature and specimen shrubs and trees, including a beautiful weeping willow tree. Additionally, to the side of the property, is another strip of land that has the potential to provide additional parking and a garage.

There is a wide range of shopping, travel, educational and recreational facilities available in nearby Prestbury, Alderley Edge and 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 our Prestbury office proceed up Macclesfield Road, passing Prestbury Golf Club, to the roundabout. Bear right in the direction of Alderley Edge, turning left after approximately a quarter of a mile into Sandy Lane, where the property can be found after a short distance on the left hand side.

ACCOMMODATION

GROUND FLOOR

LIVING ROOM 19'11 x 12'08 (reducing to 9'03)

With two radiators, staircase to first floor, glazed arched door to:

DINING ROOM 19'11 x 10'09

With two radiators, internal window to kitchen.

KITCHEN 12'08 x 11'02

With a range of fitted units including base cupboards and drawers, wall cupboards and worktops, metro tiled splashbacks, one and a half bowl sink and drainer unit, integrated oven/grill, 4-ring ceramic induction hob and extractor, fridge freezer, dishwasher, plumbing for washing machine, radiator, quarry tiled floor, door to garden.

FIRST FLOOR

LANDING 10'11 x 6'05 (overall)

With radiator, staircase to second floor.

BEDROOM ONE 12'08 x 9'10

With radiator, built in wardrobe/store cupboard.

EN-SUITE

With shower enclosure, low level WC, pedestal wash hand basin, panelled bath, heated towel rail, tiled walls, LVT floor.

BEDROOM TWO 10'09 x 7'04 (extending to 14'0)

With radiator, countryside views.

EN-SUITE

With pedestal wash hand basin, shower enclosure with massage shower fittings, low level WC, heated towel rail, tiled walls, LVT floor.

SECOND FLOOR

BEDROOM THREE 10'11 x 9'11 (overall)

With radiator, part panelled wall, cupboard housing water tank, countryside views.

BEDROOM FOUR 13'02 x 9'03

With radiator, built in wardrobe/store cupboard.

WET ROOM

With wash hand basin, low level WC, heated towel rail, central rainfall shower, tiled walls, tiled floor.

OUTSIDE

Generous gardens with potential for expansion, as previously mentioned.

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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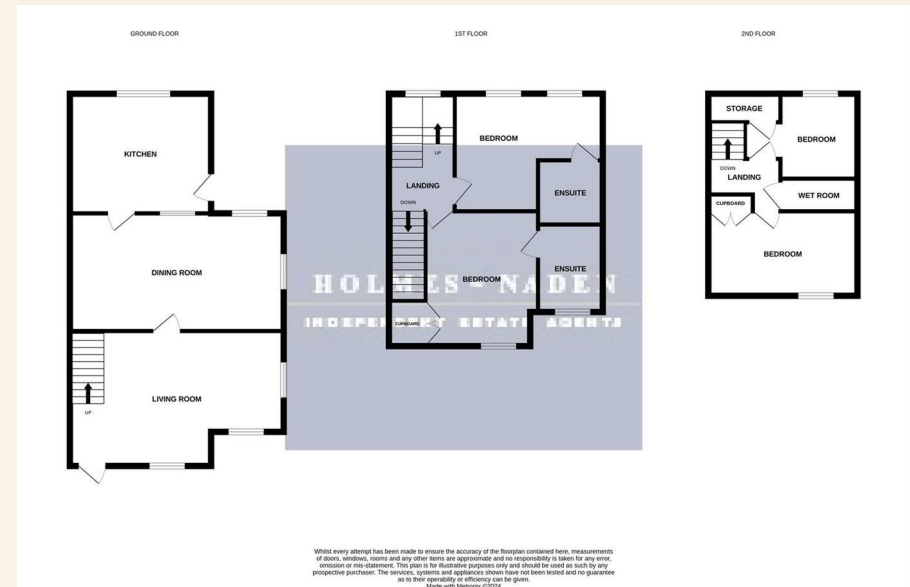
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HEAD OFFICE:

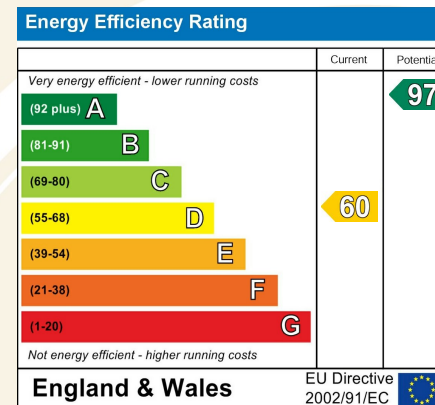
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 12/2024



MISDESCRIPTIONS ACT 1967

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