



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# 5, Wych Lane, Adlington, Macclesfield, SK10 4NB

A generously proportioned 5 bedroom detached property in a quiet semi-rural location, backing onto open farm land.

Guide Price £1,195,000

Constructed of brick, with render, this handsome 5 bedroom detached property offers the discerning purchaser the opportunity to acquire a generously proportioned family home in a peaceful semi-rural location, baking onto open farmland yet close to transport links.

The accommodation briefly comprises, to the ground floor: Entrance porch, entrance hall, study/library, WC, dual aspect living room with feature fireplace, kitchen and breakfast room, dining room, utility room with access to double garage. To the first floor, the landing allows access to five good sized bedrooms (one en-suite), a family bathroom and a boiler room. The property benefits from double glazing throughout, a gas central heating system has been installed and the bathrooms enjoy underfloor heating.

An internal inspection is highly recommended to appreciate the size, space and quality of this wonderful family home.

To the front of the property is a Tarmacadam driveway with hardstanding for motor vehicles and access to the double garage, a lawn with borders and hedges and fencing surrounding. The rear garden, which can be accessed down both sides of the property, has a large paved terrace, partly covered, timber built playhouse, lawn with beds and borders of mature and specimen shrubs and trees, including fruit trees, a winding paved path leading down to a vegetable garden of raised beds, potato barrels, composting area green house. A gate at the end of the garden accesses the fields beyond.

Adlington is a delightful rural location with a wide range of shopping, travel, educational and recreational facilities available in nearby Macclesfield, Bollington and Poynton. 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 onto Brookledge Lane and then second right into Wych Lane where the property can be found after a short distance on the left hand side.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE PORCH

6'09 x 3'10  
With wood floor, part glazed door to entrance hall,

#### ENTRANCE HALL

11'04 x 8'06  
With under stairs cupboard, radiator, stairs to first floor, wood floor, opening through to:

#### STUDY/LIBRARY

11'04 x 10'10  
With wood floor, radiator.

#### W C

4'11 x 4'10  
With low level WC, wash hand basin, radiator.

#### LIVING ROOM

17'10 x 11'10  
Dual aspect, with solid fuel feature fireplace with stone surround and hearth, French doors to rear terrace, two radiators.

#### KITCHEN

17'09 x 11'04  
With fitted kitchen including base cupboards and drawers, wall cupboards and composite worktops, Rangemaster cooker with 5-ring gas hob and warming plate, fan oven and grill, and extractor hood, one and a half bowl stainless steel sink, integrated fridge and dishwasher, pull out pantry cupboard and pan drawer, wood floor, part glazed stable style door to utility room, opening through to:

#### BREAKFAST ROOM

12'07 x 10'07  
With French door to rear patio, French doors to dining room, skylight, radiator, wood floor.

#### DINING ROOM

17'07 x 9'08  
With French doors to rear terrace, two skylights, radiator.

#### UTILITY ROOM

17'0 x 7'09  
With fitted units including base cupboards, wall cupboards and worktops, stainless steel sink and drainer unit, plumbing for washing machine and tumble dryer, full height cupboards, built in cupboard, radiator, part glazed door to side access, door to garage, access to roof space, tiled floor.

### FIRST FLOOR

#### LANDING

12'0 x 11'04  
With store cupboard, loft access (no boarding or ladder), radiator.

#### BEDROOM ONE

17'0 x 14'01  
With radiator, two skylights, fitted wardrobes with hanging space, shelving and drawers, views over open countryside.

#### EN-SUITE

8'07 x 6'05  
With large walk-in shower, heated towel rail, pedestal wash hand basin, low level WC, tiled floor, underfloor heating.

#### BEDROOM TWO

10'01 x 8'07  
Currently used as an office/study, with radiator.



**BOILER ROOM**

8'0 x 2'09

With gas boiler, water tank, built in shelving, radiator.

**BEDROOM THREE**

11'05 x 10'11

With radiator, views over open countryside.

**BEDROOM FOUR**

11'04 x 10'11

With radiator, views over open countryside.

**BEDROOM FIVE**

11'11 x 11'10

With radiator, views over open countryside.

**BATHROOM**

11'11 x 5'07

With low level WC, pedestal wash hand basin, heated towel rail, panelled bath with central mixer tap and overhead shower, tiled floor, part tiled walls, underfloor heating.

**OUTSIDE**

Lovely gardens backing onto open countryside, as previously mentioned.

**DOUBLE GARAGE**

18'0 x 17'02

With electrically operated, part glazed door to side access, fuse boxes and meters, power and light.

**Tenure**

Leasehold. Interested purchasers should seek clarification of this with their solicitors. Ground rent £13 per annum.

**Viewings**

Strictly by appointment through the Agents.

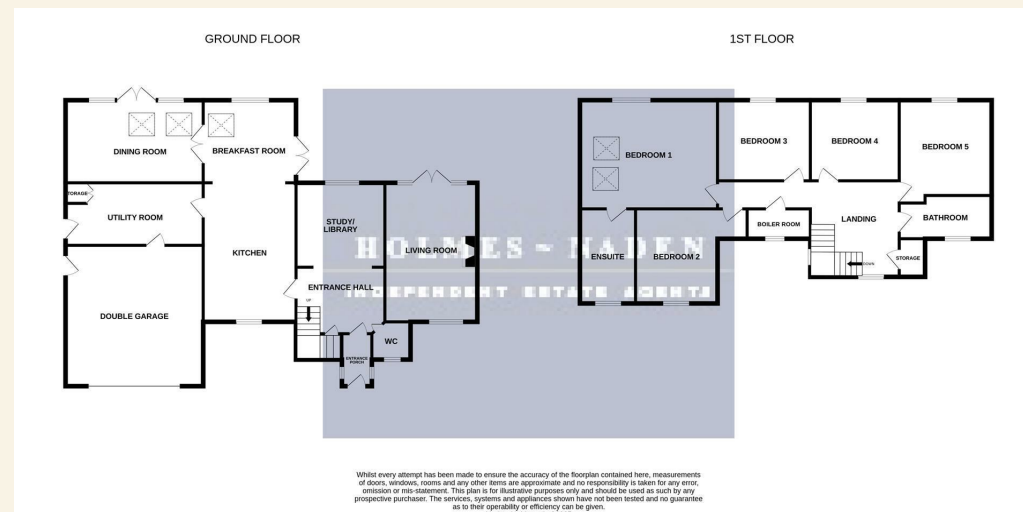
**Possession**

Vacant possession upon completion.

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	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
		74
	58	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**MISDESCRIPTIONS ACT 1967**

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