



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

Mill Lane Cottage, Mill Lane, Adlington, Macclesfield, SK10 4LF

**** LARGE GARDEN**** A rare opportunity to acquire a three bedroom detached property in need of modernisation/renovation with planning permission to create a four bed two bath property, occupying the most beautiful rural location with gardens to both the front and rear and large garden to the side, yet within close proximity to Poynton and Prestbury. Adlington Railway Station is on the line for both Manchester and London and is within a short stroll of the property.

Asking Price £550,000

Constructed of brick, the property offers the discerning purchaser a magnificent opportunity to acquire a home in need of modernisation/renovation with full planning permission to do a two storey extension. Planning reference 24/1516M. Existing accommodation briefly comprises a recessed porch, ten foot entrance hall with stairs to first floor, lounge, dining room and kitchen. Whilst to the first floor the landing allows access to three double bedrooms, bathroom and separate WC. The property benefits from electric radiators throughout. The property at present is on a septic tank but will be converted to mains drainage before completion.

The property enjoys lawned gardens to both the front and rear with borders, shrubs and flagged patio and a large lawned garden to the side with various mature and specimen trees. Special mention must be made to the fantastic views over the open countryside.

The charming and historic village of Prestbury caters for most daily needs, whilst more extensive facilities may be found in Macclesfield, Wilmslow and Poynton, all within short driving distance. Access points to the national motorway network, InterCity rail travel to London and Manchester International Airport are all within 2 and 20 minutes of the property.

Directions: 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 until you reach the traffic lights adjacent to the Legh Arms Public House, turn left and the property can be found approximately 300 yards on the left hand side.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

ENTRANCE HALL 10'10 x 8' (plus recess)

With electric radiator, stairs to first floor, understairs cupboard.

LOUNGE 13'2 x 13' (into bay window)

With electric radiator, tiled fireplace and hearth, wonderful views.

DINING ROOM 12' x 11'

With electric radiator, tiled fireplace and hearth.

KITCHEN 9'10 x 8'6

With modern units including base cupboards and drawers, wall cupboards and worktops, single drainer sink unit, electric cooker point, space for washing machine.

FIRST FLOOR

LANDING

BEDROOM ONE 13'8 x 11' (into bay window)

With electric radiator, delightful views.

BEDROOM TWO 12' x 11'

With electric radiator, open aspect.

BEDROOM THREE 10' x 10'

With electric radiator, wonderful views.

BATHROOM

With panelled bath and overhead shower, low level WC, pedestal wash hand basin, electric radiator, part tiled walls, linen cupboard with lagged hot water cylinder.

SEPARATE WC

With low level WC, wash hand basin with store cupboard below, part tiled walls.

OUTSIDE

Gardens as previously mentioned.

DETACHED GARAGE

TENURE

We have been advised that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

POSSESSION

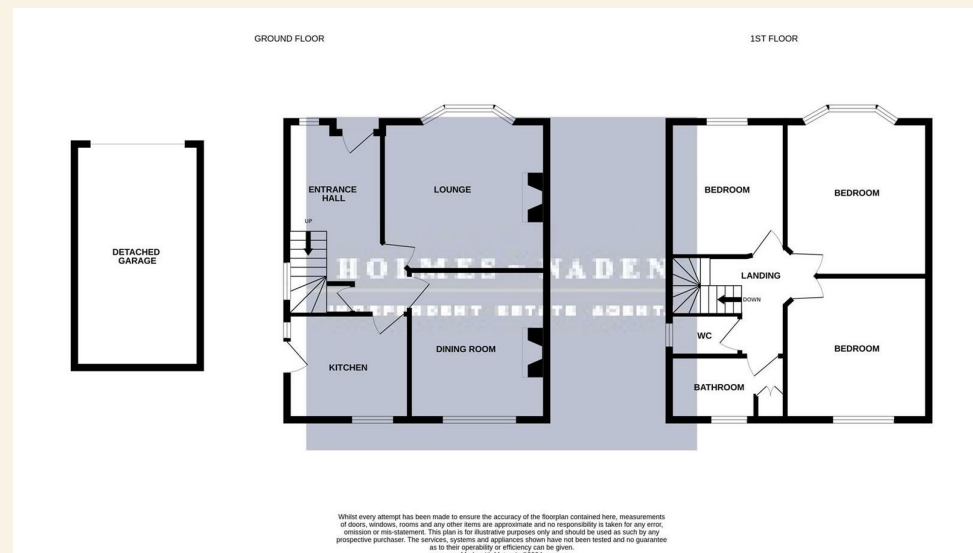
Vacant possession upon completion.

VIEWINGS

Strictly by appointment through the Agents.

COUNCIL TAX

BAND E.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

MISDESCRIPTIONS ACT 1967

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