



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

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

A rare opportunity to acquire a semi-detached property in a beautiful location in need of full renovation. With views over open countryside.

Guide Price £350,000

Constructed of brick, this semi-detached property offers the discerning purchaser a wonderful opportunity to acquire a home in need of full renovation enjoying views over open countryside yet within short driving distance of local amenities. The accommodation briefly comprises on the ground floor an entrance hall, lounge and kitchen whilst to the first floor the landing allows access to three bedrooms and a bathroom/WC. A gas fired central heating system has been installed.

The property enjoys gardens to three sides laid mainly down to lawn.

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

ENTRANCE HALL

With radiator, and stairs to first floor.

LOUNGE 22'7" x 11'

KITCHEN 11'5" x 11'

With fitted units and sink unit, radiator, door to garden, pantry with gas boiler.

FIRST FLOOR

LANDING

Airing cupboard, lagged water cylinder.

BEDROOM 1 11' x 11'

With radiator, wonderful views.

BEDROOM 2 11' x 10'10"

With radiator and lovely views.

BEDROOM 3 12'9" (narrowing down to 10'3") x 7'6"

With radiator and lovely views.

BATHROOM/WC

With panelled bath with shower over, pedestal wash hand basin, radiator, low level WC.

OUTSIDE

Gardens to three sides laid mainly down to lawn.

Tenure

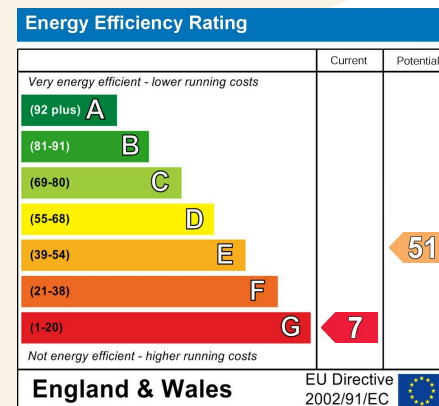
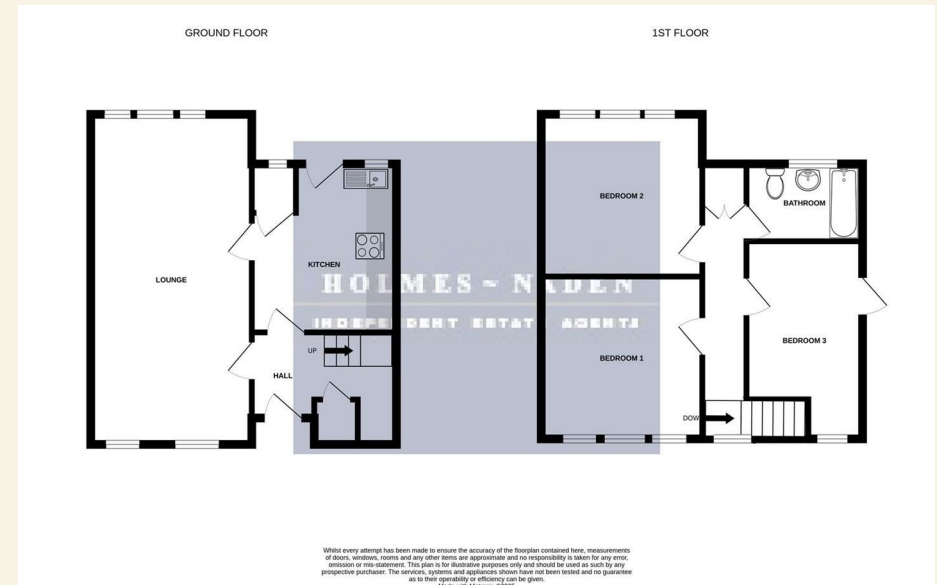
Freehold. Interested purchasers should seek clarification of this with their solicitor.

Viewings

Strictly by appointment through the Agents.

Possession

Vacant possession upon completion.



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