



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

4, Millers Meadow, Rainow, Cheshire, SK10 5UE

A beautifully situated and spacious detached family property, with views to the front towards White Nancy.

Asking Price £499,950

Occupying a sizable plot and elevated from the road, this spacious detached family home, is located in the highly sought after residential village of Rainow. The property offers versatile accommodation, which in brief comprises on the ground floor, entrance hall, bright and airy lounge which is open to the dining room, good sized breakfast kitchen, an inner hall leading to study/family room (this was originally the garage). At first floor level there are four good sized bedrooms and a family bathroom. The accommodation benefits from uPVC double glazed windows throughout, augmented by a gas fired central heating system.

The property is approached by a double width driveway allowing ample hard standing for motor vehicles. The adjacent garden is laid mainly to lawn. The rear garden complements the property suitably, again laid down to lawn with herbaceous borders, shrubs and a decked patio. There is a large garden shed.

A special mention must be made to the open views, from the front of the property over adjoining farmland and countryside beyond.

There is a wide range of shopping, travel, educational and recreational facilities available in Bollington and nearby Macclesfield.

Directions:

From our Bollington Office proceed out of High Street into Palmerston Street. Take the third right into Ingersley Road which in turn leads into Blaize Hill. Continue to the T junction and bear right towards Macclesfield to the centre of Rainow. Bear right into Round Meadow opposite the church and after a short distance bear left into Millers Meadow, where No4 can be found on the right hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Staircase off, single radiator, deep under stairs storage cupboard.

CLOAKROOM

With low level WC, vanity wash hand basin with cupboard below, tiled floor.

LOUNGE 18'1 x 12'4

A bright and airy room with log burning stove with stone hearth, double radiator, open to:

DINING ROOM 11'11 x 9'10

Wall light point, double radiator, double glazed sliding patio doors overlooking the rear garden.

BREAKFAST KITCHEN 2' x 9'10

Comprising an excellent range of base, eye level and drawer units, Formica working surface, one and a half bowl stainless steel sink unit with mixer tap, Range cooker with double electric ovens and five ring gas hob with extractor hood over, built in microwave, integrated dishwasher, tiled floor, radiator, French doors to outside and steps leading to:

INNER HALL

Wall mounted boiler, plumbing for washing machine.

OFFICE/FAMILY ROOM (originally the garage) 11'4 x 8'5

Double radiator, meter cupboard.

FIRST FLOOR

LANDING

Access to loft, deep built in airing cupboard.

BEDROOM ONE 15'11 x 9'10

Single radiator.

BEDROOM TWO 11'11 x 9'10

Double radiator, views towards White Nancy.

BEDROOM THREE 9'10 x 9'11

Double radiator.

BEDROOM FOUR 10'3 x 6'8

Single radiator.

FAMILY BATHROOM

Comprising panelled bath with shower over, wall mounted wash hand basin, low level WC, chrome heated towel rail, fully tiled walls, tiled floor, Expel air extractor fan.

OUTSIDE

Gardens as previously mentioned.

GARDEN SHED

COUNCIL TAX

BAND F

VIEWINGS

Strictly by appointment through the Agents.

POSSESSION

Vacant possession upon completion.

TENURE

We have been advised that the property is Leasehold. Ground rent is £18pa.



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

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MISDESCRIPTIONS ACT 1967

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