



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

13, Trinity Lane, Sutton, Cheshire, SK11 0EQ

A beautifully situated, three bedroomed, detached bungalow, with garage, wrap around garden and stunning views.

Guide Price £450,000

Occupying a superb location in Sutton we are pleased to offer for sale this lovely, detached bungalow, with a well kept, wrap around garden. Special mention must be made to the beautiful views to the front over the surrounding hills and countryside along with an unusual Grade II* listed parish church built in the 1860's to the rear.

Briefly the accommodation comprises entrance hall, L-shaped lounge with dining area, and a breakfast kitchen. There is an inner hall giving access to three good sized bedrooms and a spacious bathroom/shower room.

Outside to the front of the property the garden is partly laid down to lawn with shrubs and steps to the front door. The raised driveway allows ample hardstanding for motor vehicles and leads to a single garage. The wrap-around garden is laid out for ease of maintenance and comprises two delightful patio areas, a large gravelled area and has abundantly stocked borders containing flowers and shrubs.

Although Sutton is a delightful semi-rural village, as well as the historic hotel and eatery at Sutton Hall, there are a wide range of shopping, travel, educational and recreational facilities available in nearby Macclesfield. Access points to the motorway network, InterCity Rail Travel and International Airport are all within 30 minutes drive of the property.

Directions:

From our Bollington Office proceed up High Street turning left into Palmerston Street. Proceed towards Macclesfield, taking the first exit onto the Silk Rd/A523. Continue at the next 3 roundabouts on the A523. Turn left onto Byrons Lane, then left onto Jarman, then right onto Trinity Lane. The property can be found on the right hand side.

ACCOMMODATION

ENTRANCE HALL

Single radiator

L-SHAPED LOUNGE/DINING AREA 18'6 x 16'4

Stone fireplace with slate hearth and mantel. Living flame gas fire. Fitted wall light points. Single radiator

KITCHEN 10'6 x 9'10

Range of base, eye level and drawer units. Formica working surface. Circular sink unit and draining board. Mixer tap. Double built-in electric oven. Integrated fridge/freezer. 4 ring gas hob. Plumbing for washing machine, vent for dryer. Ceramic tiled floor. Built-in pantry. Single radiator.

INNER HALL

BEDROOM ONE 11'7 x 10'4

Floor to ceiling mirrored wardrobes. Fitted furniture. Single radiator.

BEDROOM TWO 11'5 x 9

Extensive range of fitted furniture and wardrobes. Single radiator.

BEDROOM THREE 8'7 x 7'6

Fitted desk unit with cupboards. Single radiator.

BATHROOM 10'6 x 5'7

Shower cubicle with electric shower. Low level WC, Pedestal wash hand basin, Panelled bath, fully tiled walls, single radiator.

OUTSIDE

GARDENS

As previously mentioned.

DRIVEWAY

Parking for two motor vehicles.

GARAGE

With up and over electric door, power and lighting.

COUNCIL TAX
BAND E

VIEWINGS

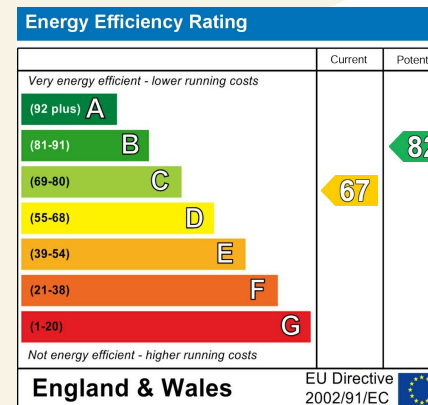
Strictly by appointment through the Agents.

POSSESSION

Vacant possession upon completion.

TENURE

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



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