



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

3, Oak Lane, Kerridge, Cheshire, SK10 5BD

A deceptively spacious stone period cottage upgraded to a high specification with beautiful rear garden and outstanding views across uninterrupted countryside.

Asking Price £285,000

This delightful stone cottage offers spacious accommodation and occupies a sought after location with outstanding views to the rear of the property and beautifully landscaped gardens overlooking this.

The accommodation briefly comprises on the ground floor a lounge leading to a breakfast kitchen with views across the garden and far reaching views beyond. There is a half cellar with stone shelving providing convenient storage. At first floor level the landing allows access to two good sized bedrooms and a staircase leads from the main bedroom to the second floor where there is an occasional room. There is an impressive shower room also located on the first floor. The whole of the accommodation is warmed by a gas fired central heating system.

The property is situated on Oak Lane and enjoys a small enclosed forecourt with shrubs and flowers to the front. There is a small stone flagged patio to the rear as well as an additional lower patio where one can enjoy views across a delightful, abundantly stocked garden with flower beds, trees and mature shrubs. The property also benefits from a stone outhouse.

A special mention must be made of the superb views over the adjoining farmland and the undulating countryside beyond. Also proximity to outstanding walks even from the front door.

There is a wide range of shopping, travel, educational and recreational facilities available in nearby Bollington and Macclesfield. Access points to the national motorway network, InterCity rail travel to London and Manchester International Airport are all within 30 minutes drive of the property.

ACCOMMODATION

GROUND FLOOR

LOUNGE 12'1" x 12'0"

With recently fitted, feature glass fronted gas fire, built-in cupboard housing meters, column radiator, oak floor.

BREAKFAST KITCHEN 12'7" x 9'3"

Comprising an excellent range of high gloss base and eye level units, beech working surface, double electric built-in oven and built-in microwave, four ring induction hob with extractor hood over, one and a half bowl stainless steel sink unit with mixer tap and waste disposal, space for fridge freezer, column radiator, oak floor, new solfix glass door giving outstanding views across the garden and adjoining countryside, fitted blinds to door and window, door to half cellar, staircase off.

FIRST FLOOR

LANDING

BEDROOM 1 12'2" x 12'0"

With spacious walk-in wardrobe, column radiator, staircase leading to:

OCCASIONAL ROOM 9'8" x 9'3" (limited headroom)

Column radiator

BEDROOM 2 9'4" x 6'8"

With column radiator, cupboard housing gas fired central heating boiler and providing shelving and hanging space, outstanding views.

POSSESSION

Vacant possession upon completion.

VIEWINGS

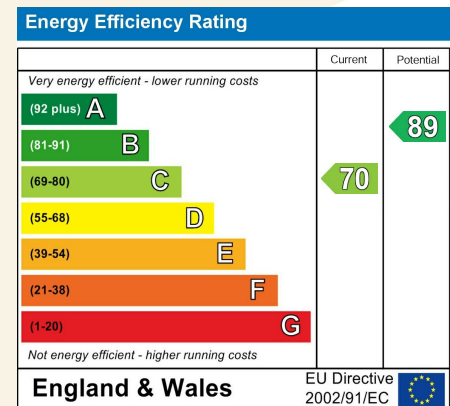
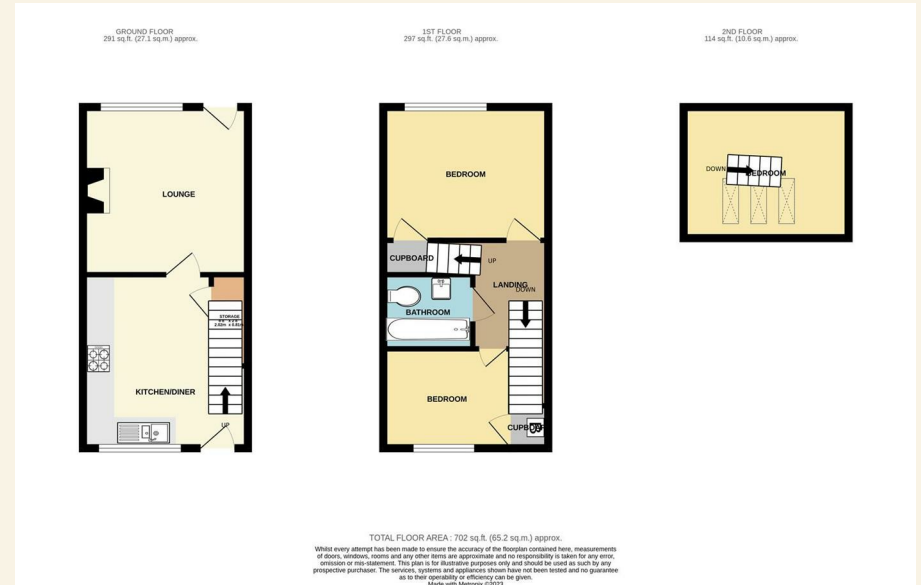
Strictly by appointment through the Agents.

COUNCIL TAX

BAND C

TENURE

We have been advised that the property is Freehold.



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