



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

40, Clarke Lane, Bollington, Cheshire, SK10 5AH

A delightful stone country cottage renovated to the highest of standards with views over countryside to the front and rear.

Guide Price £229,950

We are pleased to be able to offer for sale number 40 Clarke Lane which in recent years has been the subject of a complete renovation programme to include a total rewire, installation of new composite windows and Roc doors throughout together with a gas fired combination boiler and new kitchen and bathroom fittings. The quality of the fixtures and fittings throughout are of a very high standard and only by an internal inspection will one be able to fully appreciate the fine merits this property has to offer.

In brief the accommodation comprises on the ground floor a bright and airy living room with log burning stove, newly fitted kitchen with built in appliances, inner hall, cloakroom and stable door to outside. At first floor level the landing allows access to a good sized bedroom and spacious bathroom.

Outside the property benefits from a sought after location and enjoys stunning views to the front and rear over countryside. To the front of the property there is a small enclosed cottage garden whilst to the rear there is a raised seating area enjoying undulating views over countryside.

There is a wide range of shopping, travel, educational and recreational facilities available in Macclesfield. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 10 minutes and 30 minutes drive of the property.

Directions:

From our Bollington Office proceed towards Macclesfield for approximately 2 miles turning left just before the Silk Road roundabout into Clarke Lane. Continue for a short distance where the property can be found on the left hand side after the Lord Clyde Public House.

ACCOMMODATION

GROUND FLOOR

LIVING ROOM 12'3 x 11'2

Attractive fireplace with Kerridge stone mantle and hearth incorporating log burning stove, TV aerial point, two wall light points, column radiator.

KITCHEN 8'10 x 7'3

Recently refitted with a range of base, eye level and drawer units, oak effect working surfaces, stainless steel sink unit with mixer tap, built in Neff electric oven with induction hob above and extractor hood over, integrated fridge, integrated washing machine, deep under stairs storage cupboard, staircase off, column radiator, attractive part tiled walls, attractive tiled floor, stable door to outside.

INNER HALL

CLOAKROOM

Comprising low level WC, wash hand basin, wall mounted gas fired combination boiler.

FIRST FLOOR

LANDING

BEDROOM 12'1 x 11'3

Central heating radiator, delightful views over countryside.

BATHROOM

Comprising a white suite of panelled bath with shower over, pedestal wash hand basin, low level WC, exposed stone wall, wall mounted heated towel rail, Velux window, attractive part tiled walls.

OUTSIDE

Small private garden area to the front and rear, delightful views.

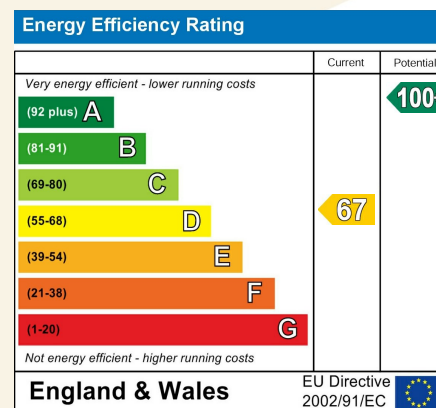
TENURE

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

Vacant possession upon completion.

Strictly by appointment through the Agents.

BAND A



TELEPHONE: 01625 828254
FACSIMILE: 01625 820019

HEAD OFFICE:
16 HIGH STREET,
BOLLINGTON,
MACCLESFIELD,
CHESHIRE, SK10 5PH
TELEPHONE: 01625 560535
FACSIMILE: 01625 574445



These particulars, whilst believed to be accurate are set out for guidance only and do not constitute any part of any offer or contract – intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise to their accuracy. No person in the employment of Holmes-Naden Estate Ltd. has the authority to make or give any representation or warranty in relation to the property.

