



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

10, Sugar Lane, Rainow, Cheshire, SK10 5UJ

A beautifully situated stone mid-terrace country cottage presented to a high standard with views over countryside.

Asking Price £195,000

Constructed of stone, this delightful and charming cottage offers the discerning purchaser a beautifully located home enjoying far reaching views over open countryside to the front.

In recent years the property has undergone a renovation programme and now offers a truly wonderful home ready for immediate occupation.

In brief the accommodation comprises on the ground floor entrance vestibule, lounge with views over countryside, beautifully fitted kitchen with staircase off leading to the landing. At first floor level there is a good sized bedroom and spacious well appointed shower room. The whole of the accommodation is warmed by a gas fired central heating system augmented by uPVC double glazed windows throughout.

Outside there is a small cottage garden to the front with access to the rear courtyard.

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

Directions:

From our Bollington Office proceed out of High Street turning right onto Palmerston Street. Continue on to the mini roundabout taking the third right into Ingersley Road which in turn leads into Blaize Hill. Continue to the T Junction and bear right towards Rainow continuing in to the village and upon reaching the church on the left hand side turn right into Round Meadow. Follow the road round and bear left into Sugar Lane where the property can be found on the right hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE

LOUNGE 12'2 x 12'2

Attractive fireplace incorporating log burning stove, stone flagged floor. two wall light points, double radiator.

KITCHEN 11'6 x 9'7 overall

Comprising an excellent range of base, eye level and drawer units, Formica working surface, circular stainless steel sink unit with mixer tap, electric cooker point, plumbing for washing machine, space for fridge freezer, wall mounted Worcester boiler, staircase off, panelled radiator, door to outside.

FIRST FLOOR

LANDING

BEDROOM ONE 12'2 x 11'4

Double radiator, views.

SHOWER ROOM 11' x 6'3

Comprising double shower enclosure, pedestal wash hand basin, low level WC, built in cupboard, attractive flooring, attractive tiled walls, chrome heated towel rail.

OUTSIDE

Gardens as previously mentioned.

TENURE

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

POSSESSION

Vacant possession upon completion.

VIEWINGS

Strictly by appointment through the Agents.

COUNCIL TAX

BAND C

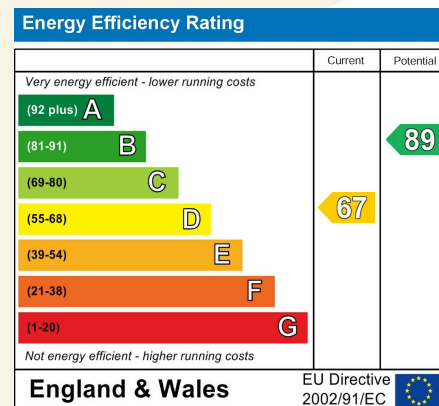
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