



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

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

Characterful 2 bedroomed stone country cottage with delightful views to front and rear.

£285,000

We are pleased to be able to offer for sale number 42 Clarke Lane which in recent years has been renovated to include a full rewire, installation of a new composite front door, new double glazed windows with new plantation shutters and new kitchen and bathroom fittings. The fixtures and fittings throughout are of a high standard and an internal inspection is highly recommended.

In brief the accommodation comprises on the ground floor a living room with pellet burning stove, newly fitted kitchen with built in appliances and stable door to outside. At first floor level the landing allows access to two good sized bedrooms and a 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 delightful seating area enjoying wonderful views over countryside.

The property is offered with no onward chain.

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

PORCH

Meter cupboards

LOUNGE 16'7 x 12'

Attractive fireplace with original lintel and stone hearth housing a pellet burning stove. Kahrs engineered wood flooring, attractive wall lights, stairs off with under stairs storage cupboards, door to kitchen.

KITCHEN 11'7 x 8'9

Recently refitted with a range of base, eye level and drawer units, quartz working surfaces, Nef electric oven with induction hob and extractor over, integral dishwasher, integral bin, washing machine, cupboard housing boiler, radiator, Kahrs engineered wood flooring, stable door to outside and delightful views across countryside.

FIRST FLOOR

LANDING

Providing access to bedrooms and bathroom.

BEDROOM ONE 11'6 x 8'7

Attractive fitted wardrobes, vista from window across countryside, radiator, attractive wall light fittings.

BATHROOM

Attractive ceramic part tiled walls, panel bath with rainfall and handheld shower over, low level WC, radiator with towel rail surround, ceramic flooring, cupboard, loft hatch.

BEDROOM TWO 10'11 x 7'5

Fitted wardrobes, radiator, wall lights, country views.

OUTSIDE

As previously mentioned.

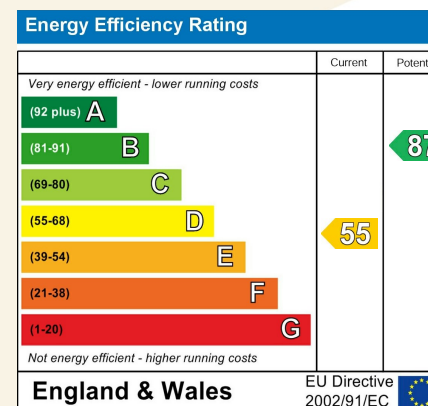
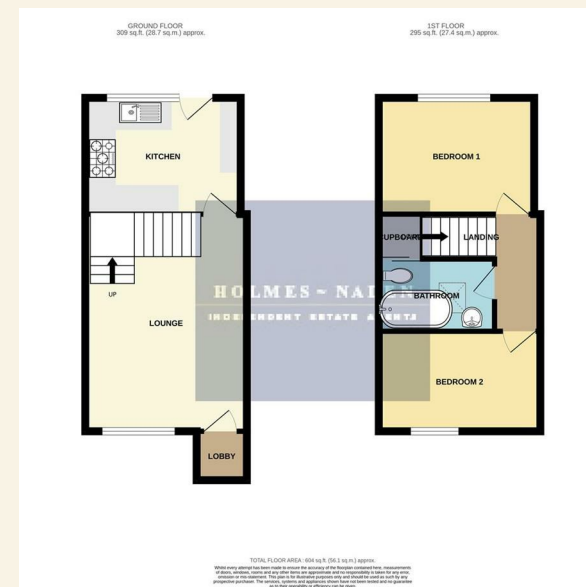
POSSESSION

Vacant possession upon completion.

VIEWINGS

Strictly by appointment through the Agents.

**COUNCIL TAX
BAND C**



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