



## 4 Varden Town Cottages Macclesfield, SK10 4RZ

£490,000

- Period end terrace cottage
- Beautiful Semi-rural surrounds
- Lounge with wood burner and stone tiled heated floor
- Two double bedrooms
- Well presented
- Situated in Over Alderley
- Large rear garden, overlooking fields
- Extended kitchen/ dining room
- Large bathroom
- No chain



## Introduction

A spacious and attractive period end terrace cottage, situated in the beautiful semi rural surrounds of Over Alderley. The property is well presented and offers spacious living space and bedroom space. The property benefits from a large rear garden, overlooking fields. No chain.

### Lounge 3.93m x 5.26m (12'10" x 17'3")

Opens directly from the lane with two front aspect wooden double glazed windows fitted with plantation shutters; recessed led spotlights; stone flagged floor; and wood burner; stairs to first floor enclosed in tongue and groove panelling with door to under stairs storage area housing meters, alarm system controls, and smart electrics, door to kitchen/dining room.

### Kitchen/Diner 6.27m x 2.65m (20'6" x 8'8")

An original tongue and groove plank door leads to a large rectangular kitchen/dining room with external door to side, side aspect wooden double glazed window with plantation shutters fitted, and a grey powder coated trifold double glazed door to the rear; recessed halogen spotlights; pale grey stone effect tiled floor. A range of eyelevel and base kitchen units in gloss white laminate with wood block work tops and a stainless steel Belfast style sink. The fitted appliances include a Hoover fridge freezer, Neff eyelevel fan oven and grill, stainless steel microwave oven (make?), Hoover dishwasher, Montpellier washing machine, and Whirlpool induction hob with Bosch stainless steel extractor over.

### Bedroom 1 3.74m x 3.71m (12'3" x 12'2")

Original tongue and groove plank door; front aspect hardwood double glazed window with fitted plantation shutters; recessed led spotlights; radiator; exposed and waxed original plank floor; original cast-iron fireplace; and chimney alcoves, one fitted with storage cupboards, and one double wardrobe. staircase with access to two double bedrooms and a shower room

### Bedroom 2 3.87m x 2.76m (12'8" x 9'0")

Original tongue and groove plank door; rear aspect wooden double glazed window with plantation shutters fitted; recessed halogen and mediums and wood effect spotlights; wood panelled walls painted white; and designer dark red powder coated finned radiator; fitted double bed with bedhead storage shelves and drawers under.

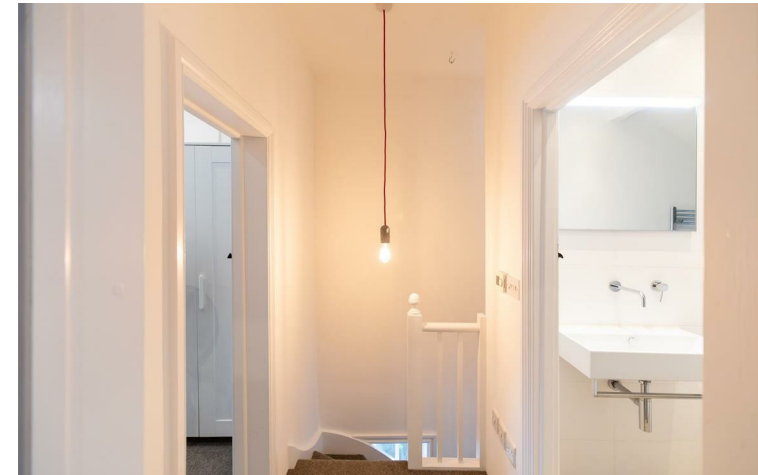
## Bathroom

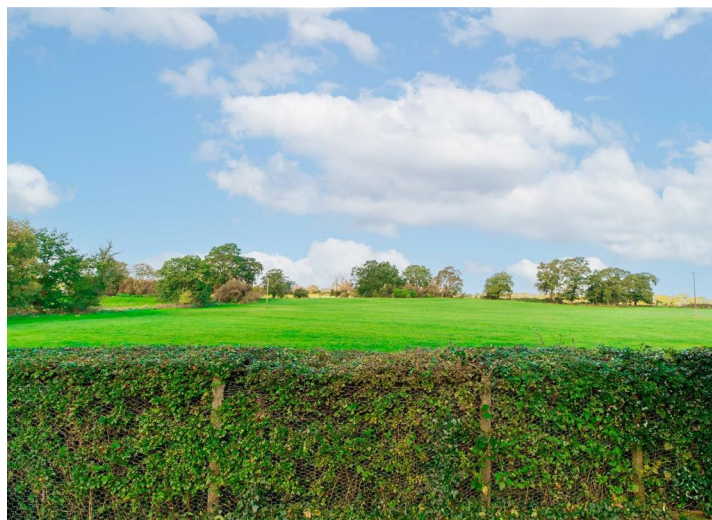
Front aspect hardwood double glazed window with plantation shutters fitted; recessed led spotlights with extractor; walls part painted plaster and part large format white ceramic tiles, medium wood plank effect flooring; white ceramic suite consisting of vanity hand washbasin with chrome fittings, including towel rail, and a low level WC with concealed cistern walk-in shower with Bette dark grey powder coated metal floor level tray, grey stone effect tiled walls, fixed toughened glass panel, and a Gessi chrome mixer shower with fixed and hand held heads; chrome wall mounted heated ladder towel rail and wall mounted mirror with light over.

## External

The front door opens directly onto the lane.

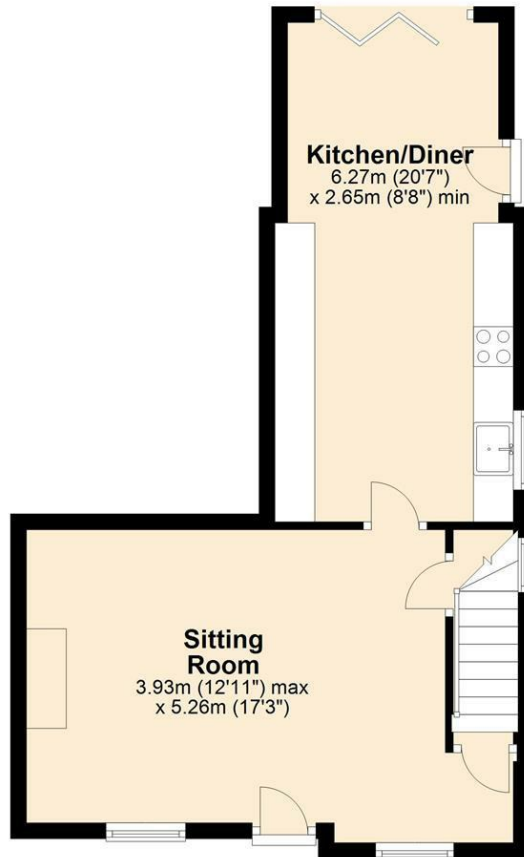
Accessed via the kitchen and the side path is a large stone paved yard with a store and outside toilet with high brick wall boundaries leading to a very generous square garden of approximately 3/4 of an acre on two levels overlooking countryside. On entry to the garden is a part compressed chipping and part concrete paving sitting area with steps down to a formal lawned garden, bounded by mature hedging and with mature specimen silver birch trees and a gate leading to the open fields.





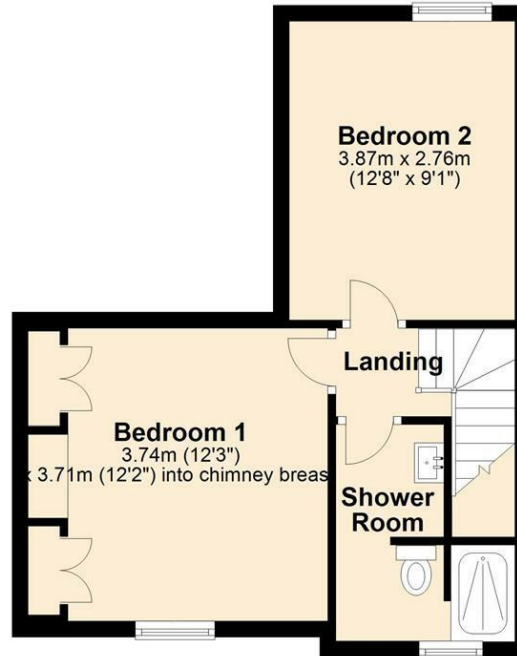
### Ground Floor

Approx. 41.3 sq. metres (444.3 sq. feet)



### First Floor

Approx. 34.1 sq. metres (366.5 sq. feet)



Measurements are approximate. Floor plans are not to scale and for illustrative purposes only.  
Plan produced using PlanUp.

**Council Tax Band:**  
Tax Band E

**Tenure:**  
Freehold

**Local Authority:**  
Cheshire East

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 75        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  | 46                      |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

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**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements