



THE OLD STABLES COCK HALL LANE

SUTTON, MACCLESFIELD, SK11 0DE

£595,000
FREEHOLD

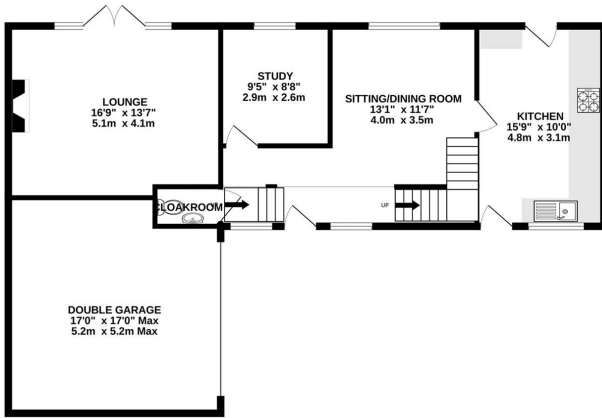
Situated in the heart of Langley village, this charming house, has been thoughtfully converted from former stables, offering a unique blend of character and modern living.

The ground floor has three light and airy reception rooms with the sitting/dining room having a vaulted ceiling and galleried landing above. Each room is at the rear of the house and therefore overlooks the garden and enjoy the southerly aspect.

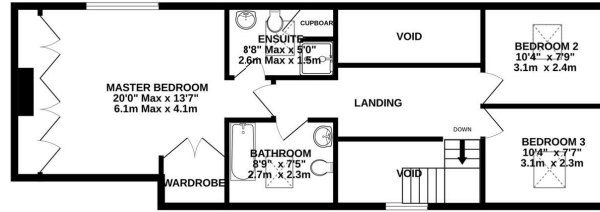


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GROUND FLOOR
986 sq.ft. (91.6 sq.m.) approx.



1ST FLOOR
713 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA : 1699 sq.ft. (157.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: D Council Tax Band: F

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

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