

5 HIGHER LANE, KERRIDGE, MACCLESFIELD, SK10 5AR

FOR SALE | £160,000

Description

An excellent opportunity to acquire a characterful one-bedroom end-of-terrace stone cottage at 5 Higher Lane, Kerridge. Believed to date from around 1800, the property features traditional stone elevations beneath a stone-flagged roof and benefits from a small south-facing garden.

The accommodation comprises a living room and separate kitchen on the ground floor, with a bedroom and bathroom/WC upstairs. The cottage offers considerable scope for modernisation, presenting an appealing refurbishment project for purchasers looking to create a home to their own tastes while retaining its period character.

With its traditional features, end-of-terrace position and attractive village setting, the property provides an opportunity to enhance the existing accommodation and realise its potential.

Location

The property is situated on Higher Lane, a no-through lane off Oak Lane in Kerridge, Cheshire. Positioned within Kerridge Conservation Area, the cottage occupies a semi-rural setting characterised by traditional homes interspersed with farmland.

Bollington lies approximately one mile away and provides shops for everyday needs and primary schools. Macclesfield town centre, approximately three miles away, offers a wider range of shopping and leisure facilities, secondary schools and a mainline railway station.

RICS

01772 419277
info@wignalls.land
wignalls.land

311 Hesketh Lane
Tarleton, Preston
PR4 6RJ

WIGNALLS







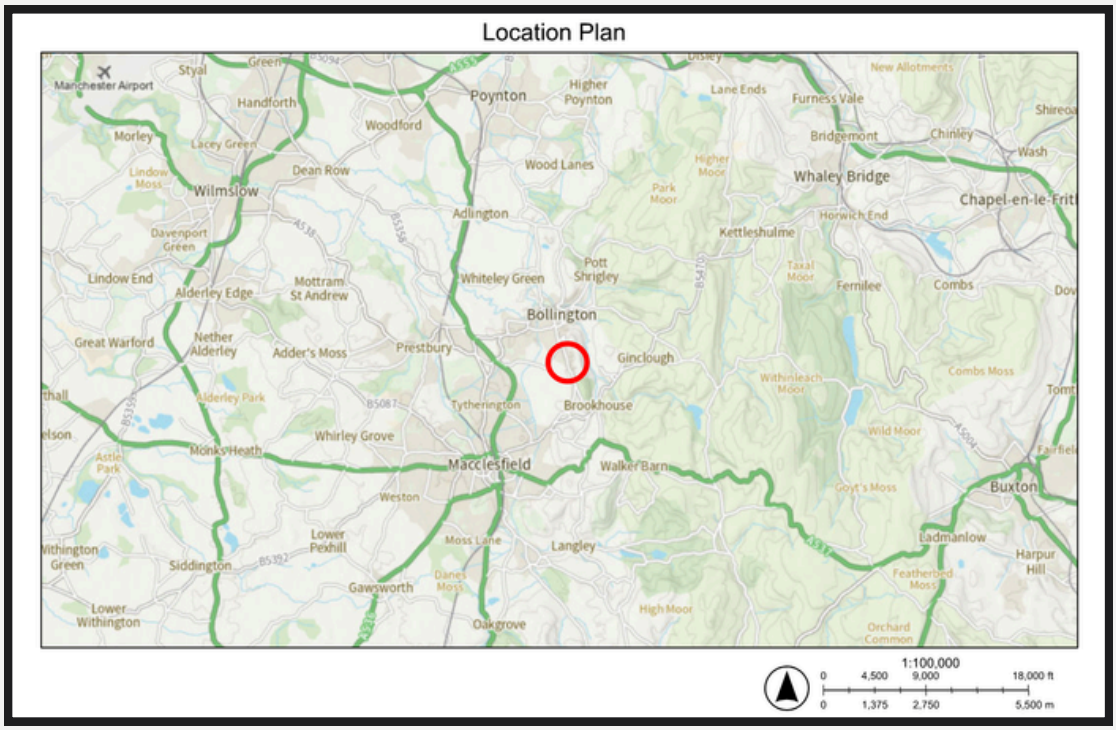
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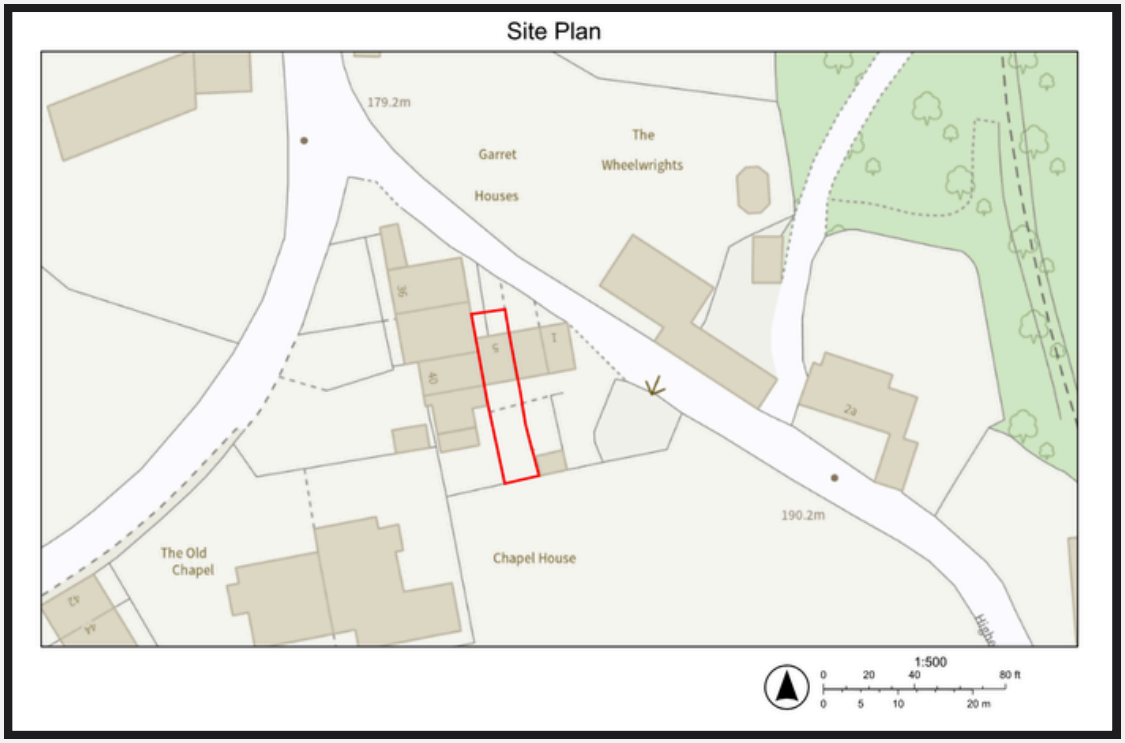
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Location Plan



Site Plan

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GENERAL REMARKS
Local Authority: Cheshire East Council

Services: The property benefits from Electric, Water and Drainage. Please note that none of these services have been tested and we encourage that propestive tenants make their own enquiries into the property's services.

What Three Words: ///person.causes.priced

Council Tax Band: B

EPC: F

Viewings and enquiries: Viewings are strictly by prior appointment through Wignalls Chartered Surveyors and are accompanied where appropriate. Proof of funds is required before a viewing can be arranged. To arrange a viewing, please contact our office on 01772 419277 or email info@wignalls.land. Please do not attend the property without a confirmed appointment.

Health and Safety: Prospective purchasers are respectfully reminded that they should take all reasonable precautions when viewing the property and observe necessary health and safety procedures.

The Vendor for themselves and Wignalls Chartered Surveyors as their agents accept no liability for any health and safety issues arising out of viewing the property.

Money Laundering Regulations Compliance: Please bear in mind that Wignalls Chartered Surveyors will require from any purchaser looking to offer on the property confirmation of the Purchaser's ability to fund the Purchase, solicitors contact details and two forms of identification. We will also undertake an electronic identity check which will leave a soft ID print but will not affect credit rating.

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