



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

Turnpike Cottage, Mill Lane, Adlington, Cheshire, SK10 4LF

A three bedroom semi-detached property in need of some modernisation occupying an idyllic location adjacent to Adlington Hall yet within short driving distance of amenities in Prestbury and Poynton and within a short stroll to the local train station.

Guide Price £395,000

Constructed of brick with rendered elevations, this delightful country semi-detached property offers the discerning purchaser a wonderful home in need of some modernisation in a lovely semi rural location adjacent to Adlington Hall. The accommodation briefly comprises on the ground floor, a recessed porch, entrance hall, 22ft lounge and breakfast kitchen. To the first floor the landing allows access to three bedrooms and a shower room/WC. The property benefits from electric radiators.

The property enjoys good sized gardens laid mainly down to lawn with an adjacent detached garage.

The charming and historic village of Prestbury caters for most daily needs, whilst more extensive facilities may be found in Macclesfield, Wilmslow and Poynton, all within short driving distance. Access points to the national motorway network, InterCity rail travel to London and Manchester International Airport are all within 2 and 20 minutes of the property.

Directions: From our Prestbury Office proceed past St Peter's Church, bearing right at the railway bridge into Prestbury Lane. Bear left into the continuation of Prestbury Lane to the 'T' junction with London Road. Turn left in the direction of Poynton/Stockport until you reach the traffic lights adjacent to the Legh Arms Public House, turn left and the property can be found approximately 300 yards on the left and side down a private road.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

ENTRANCE HALL

With electric radiator, under stairs storage, stairs to first floor.

LOUNGE 22'5" x 10'11"

With two electric radiators, brick fireplace with chimney breast, log burner.

BREAKFAST KITCHEN 11'5" x 10'6"

With fitted units, electric stove, enamel sink unit, pantry.

FIRST FLOOR

LANDING

With access to roof space.

BEDROOM 1 11' x 11'

With night storage unit.

BEDROOM 2 11' x 10'10"

With night storage unit.

BEDROOM 3 10'9" x 7'11"

With electric radiator.

SHOWER ROOM/WC

With shower, low level WC, wash hand basin, airing cupboard with lagged hot water cylinder.

OUTSIDE

Lawned gardens.

DETACHED GARAGE

Tenure:

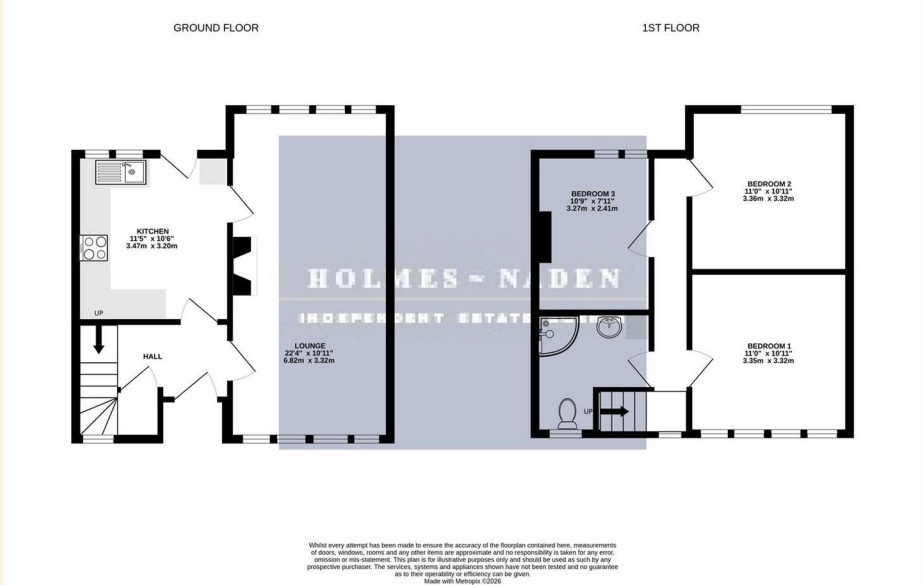
Freehold. Interested purchasers should seek clarification of this with their solicitor.

Viewings:

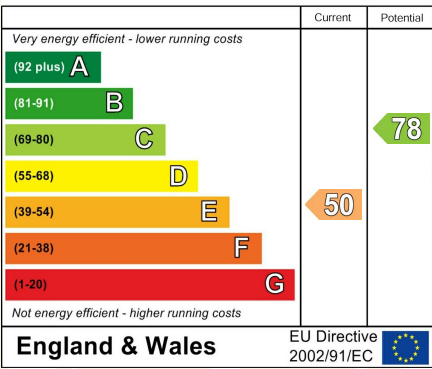
Strictly by appointment through the Agents.

Possession:

Vacant possession upon completion.



Energy Efficiency Rating



PRESTBURY OFFICE:
THE VILLAGE,
PRESTBURY,
CHESHIRE SK10 4DG

TELEPHONE: 01625 828254
FACSIMILE: 01625 820019

HEAD OFFICE:
16 HIGH STREET,
BOLLINGTON,
MACCLESFIELD,
CHESHIRE, SK10 5PH
TELEPHONE: 01625 560535
FACSIMILE: 01625 574445



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