HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

4, Manor Terrace,

Langley, Macclesfield, SK11 0DW

A substantial beautifully renovated and extended semi-detached property offering well balanced accommodation over two floors with the most fantastic views over open countryside.

Guide Price £685,000

Constructed of brick with part rendered elevations, this stunning semi-detached property offers the discerning purchaser a wonderful home which has been tastefully extended and renovated offering well balanced accommodation looking onto open countryside and the most fantastic views up towards Macclesfield forest. The accommodation briefly comprises on the ground floor an entrance hall, family room, sitting room with cast iron stove and wooded aspect, the most amazing 23ft living family kitchen with full length patio windows allowing access to the garden and the most amazing views over the open countryside, separate utility and cloakroom/WC. To the first floor the landing allows access to four good sized bedrooms, and two bathrooms (one en-suite). A special mention must be made to the full length patio windows and juliet balcony off the master bedroom again taking in the most breath taking views. A gas fired central heating system has been installed.

An internal inspection is highly recommended to appreciate the size, space and quality of this wonderful home.

The property is approached by a gravel driveway allowing ample hardstanding for a number of motor vehicles. The split level rear garden has been hard landscaped and enjoys decking. Included in the sale there is an 18ft workshop with attached log store and a Wendy house.

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 30 minutes drive of the property. Any prospective purchaser interested in cricket, there is a fantastic cricket club in the village of Langley.

Directions: From Arighi Bianchi in Macclesfield, proceed south along the A523 (Leek Road) and at the traffic lights turn left into Byrons Lane, signposted Sutton. Continue along Byrons Lane, passing under the canal aqueduct, and take the first turning left into Jarman Lane. Continue along Jarman Lane for approximately half a mile then bear left into Langley Road where the property can be found on the right hand side after approximately quarter of a mile.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL
With radiator, stairs to first floor.

FAMILY ROOM 11'6" x 7'1"
With radiator, wooded aspect.

SITTING ROOM 11'4" x 10'10"
With radiator, cast iron stove, wooded aspect, opening through to:

LIVING FAMILY KITCHEN 23'4" x 16'5"
A fantastic open plan room enjoying contemporary units including base cupboards and drawers, wall cupboards and quartz worktops, matching central island/breakfast bar, ceramic hob with extractor hood, sink unit, two ovens and grills, dishwasher, part tiled walls, sitting area, a dining area, two radiators, full length sliding patio doors leading to the garden.

UTILITY
With fitted units, gas boiler, plumbing for washing machine, door to garden, access to:

CLOAKROOM/WC
With low level WC, vanity wash hand basin with store cupboards below, radiator/towel rail, part tiled walls.

FIRST FLOOR

LANDING
With radiator and access to roofspace.

BEDROOM 1 14'4" x 9'1"
With range of fitted shaker style wardrobes, radiator, full length patio doors allowing the most spectacular views, juliet balcony.

EN-SUITE
With shower/wet area, vanity wash hand basin with drawers below, low level WC, radiator/towel rail, part tiled walls.

BEDROOM 2 14'9" x 11'6"
With radiator, twin aspect one enjoying a wooded aspect and the other enjoying the views to Macclesfield forest.

BEDROOM 3 11'6" x 10'10" (overall)
With radiator, wooded aspect.

BEDROOM 4 7'10" x 7'4"
With radiator.

BATHROOM/WC
With paneled bath and overhead shower, low level WC, pedestal wash hand basin, radiator/towel rail, part tiled walls.

OUTSIDE
Gardens as previously mentioned.

WORKSHOP 18'7" x 8'7"
With attached log store.

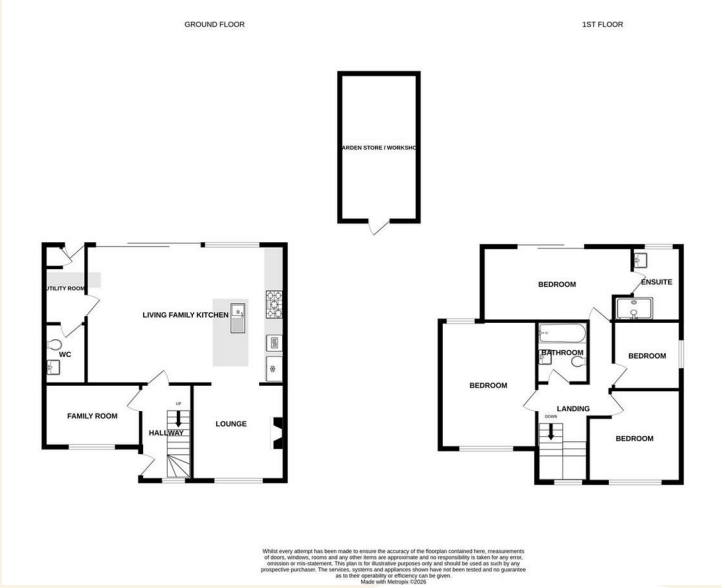
TIMBER CONSTRUCTED WENDY HOUSE

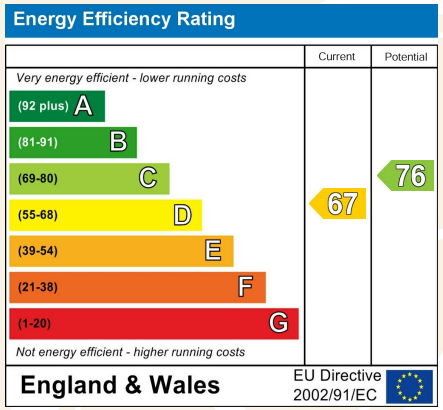
Ample hardstanding to the front and side.

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

Viewings:
Strictly by appointment through the Agents.

Possession:
Vacant possession upon completion.





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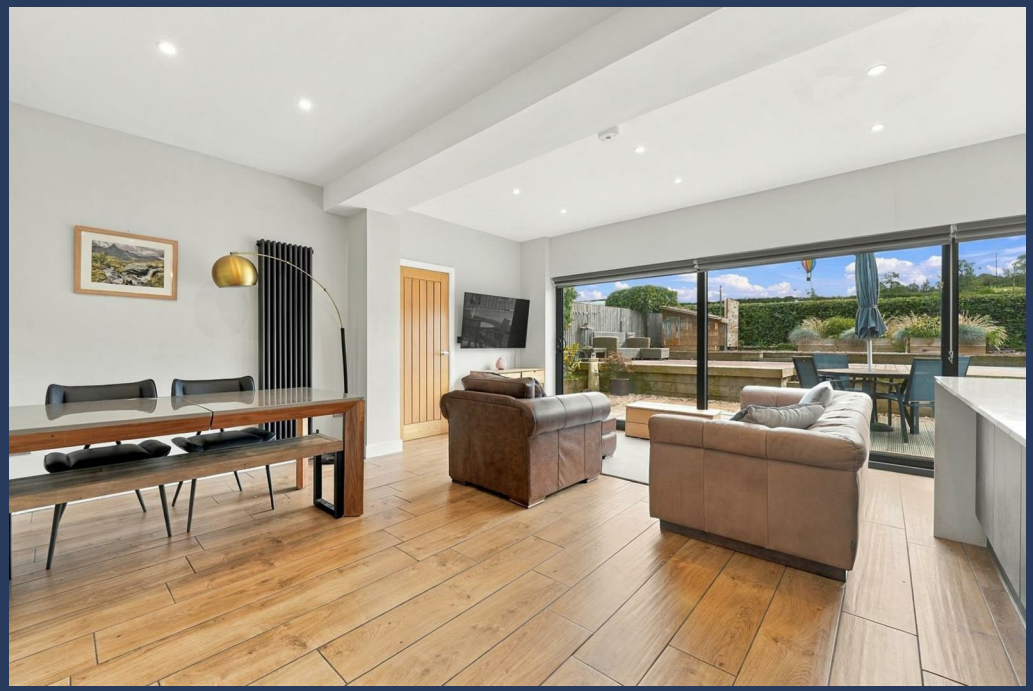
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