



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# Crossledge Cottage, Mill Lane, Adlington, Cheshire, SK10 4LF

A beautifully located three bedroom semi-detached property occupying an idyllic location on the entrance to Adlington Hall and within short driving distance of local amenities and a short stroll from the train station.

**Guide Price £375,000**

Located in an idyllic location, this semi-detached cottage offers the discerning purchaser a delightful home ready for immediate occupation. The accommodation is in need of some modernisation and includes a recessed porch, entrance hall, 22ft lounge enjoying lovely views over open countryside, and breakfast/kitchen. To the first floor the landing allows access to three bedrooms and a bathroom/WC. The property benefits from an electric central heating system.

Set well back off Mill lane, the property enjoys good sized gardens to three sides laid mainly down to lawn. There is potential for off-road parking.

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**

With recessed porch.

### **ENTRANCE HALL**

With radiator, under stairs cupboard, stairs to first floor.

### **LOUNGE 22'4" x 10'9"**

With two radiators, delightful views, cast iron stove.

### **BREAKFAST/KITCHEN 11'4" x 10'5"**

With modern units, stainless steel sink unit, electric cooker point, part tiled walls, tiled floor, radiator, dining area, access to garden.

## **FIRST FLOOR**

### **LANDING**

With access to roof space, fitted cupboards.

### **BEDROOM 1 10'11" x 10'10"**

With open views and radiator.

### **BEDROOM 2 11'1" x 10'10"**

With radiator and open views.

### **BEDROOM 3 10'8" x 7'10"**

With radiator, open views, airing cupboard with lagged up water cylinder.

### **BATHROOM/WC**

With paneled bath with overhead shower, pedestal wash hand basin, low level WC, part tiled walls, radiator.

## **OUTSIDE**

Gardens to three sides as previously mentioned with potential for parking.

### **Tenure:**

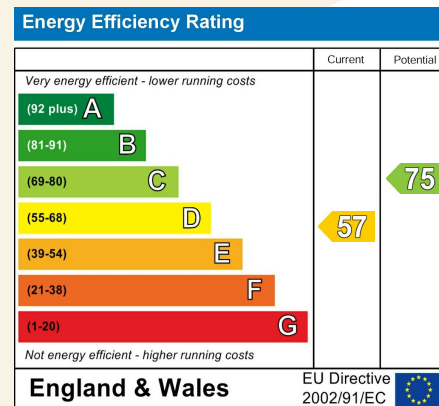
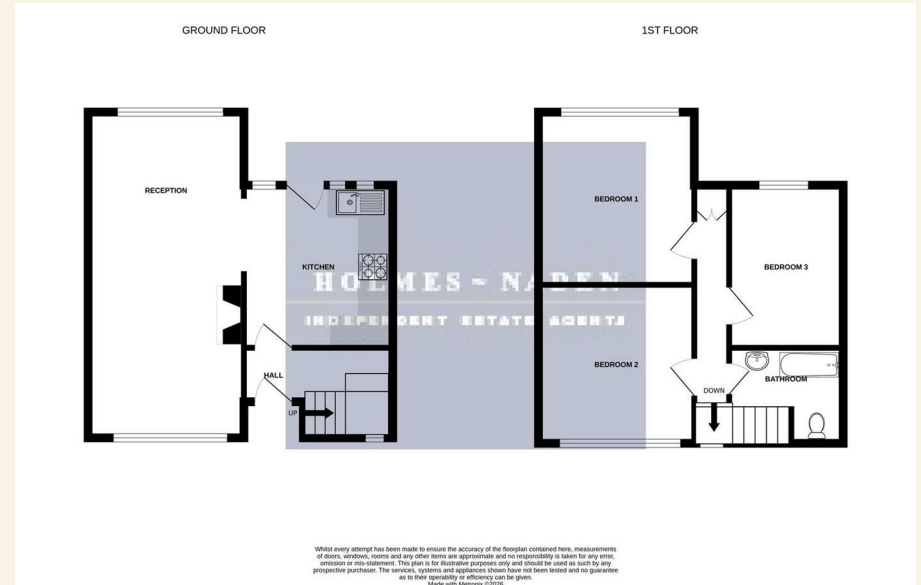
Freehold.

### **Viewings:**

Strictly by appointment through the Agents.

### **Possession:**

Vacant possession upon completion.



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