



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# Sheer Cottage, Rainow Road, Macclesfield, SK10 5SX

A unique opportunity to acquire a detached bungalow in need of full renovation immediately adjacent to open fields within short distance of Macclesfield town centre.

**Guide Price £250,000**

Occupying a delightful location immediately adjacent to open fields, the bungalow offers the discerning purchaser a wonderful opportunity for a renovation program or redevelopment subject to planning permission. The accommodation briefly comprises an entrance vestibule, lounge, conservatory taking full advantage of the views, fitted kitchen, a double bedroom and a bathroom/WC. To the lower ground floor there is an annexe comprising a kitchen, bedroom and shower room. A gas fired central heating system has been installed. Drainage to a septic tank.

The property has a deep block paved driveway allowing ample hardstanding for motor vehicles and easy access to the detached garage. There is a small terraced garden to the rear with borders and shrubs.

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 (5 minute drive) and International Airport are all within 30 minutes drive of the property.

**Directions:** From the Tesco roundabout off the Silk road bear left into Hurdsfield road and continue for approximately 1.5 miles where the property can be found on the left hand side just before the open fields and clearly identified by our for sale sign.

## ACCOMODATION

### GROUND FLOOR

#### ENTRANCE VESTIBULE

#### LOUNGE 15'9" x 11'7"

With two radiators, open fire, French doors leading to:

#### CONSERVATORY 16' x 6'7"

With delightful views.

#### KITCHEN 17'3" x 7'9"

With fitted units, sink unit, four ring gas hob with extractor hood, oven/grill, fridge, radiator, wonderful views.

#### BEDROOM 1 13'4" x 10'7"

With radiator, fitted wardrobes, dressing table and drawers.

#### BATHROOM/WC

With panelled bath, low level WC, pedestal wash hand basin, shower, tiled walls, radiator.

#### LOWER GROUND FLOOR

#### KITCHEN 10'3" x 7'9"

With radiator.

#### INNER VESTIBULE

With radiator.

#### BEDROOM 2 8'7" x 7'10"

With radiator.

#### SHOWER ROOM

With shower, low level WC, pedestal wash hand basin.

#### OUTSIDE

Gardens as previously mentioned.

Hardstanding for motor vehicles.

#### DETACHED GARAGE

#### Tenure

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

**Viewings**

Strictly by appointment through the Agents.

**Possession**

Vacant possession upon completion.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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**MISDESCRIPTIONS ACT 1967**

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