



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# 36, Redway, Kerridge, Cheshire, SK10 5BA

A delightful 2 bedroomed period stone cottage with stunning views . OFF ROAD PARKING FOR THREE MOTOR VEHICLES.

£299,950

Situated in a delightful country setting we are pleased to offer this picturesque and very well presented stone cottage. WITH THREE PARKING SPACES.

The accommodation briefly comprises on the ground floor an entrance porch, lounge and large dining kitchen. To the first floor the landing allows access to two bedrooms and a bathroom/WC.

The cottage is to be found in an elevated position well back off Redway, enjoying a good sized front garden with well stocked flowerbeds and a patio area, whilst to the rear there is a raised patio area backing onto open countryside.

Particular mention must be made of the three off road parking spaces.

Slightly further to the side of the property there is a large stone paved area (24' x 17') providing off road parking spaces for three vehicles and a modern shed.

An internal inspection is highly recommended to appreciate the uniqueness of this most picturesque country cottage.

A special mention must be made of the delightful country walks situated from the doorstep of this property. White Nancy and gorgeous scenery lies nearby.

There is a wide range of shopping, travel, educational and recreational facilities available in Bollington and nearby Macclesfield.

## ACCOMMODATION

### GROUND FLOOR

#### SMALL PORCH

With ceramic tiles

#### LOUNGE 13'8 x 12'6

Attractive stone fireplace incorporating multi-fuel stove with stone hearth and lintel. Three wall light points. Built -in oak cupboard housing meters. Fitted oak bookcase. Attractive wood effect floor.

#### KITCHEN 15'2 x 13'5

Comprising a range of Wickes base, eye level and drawer units, attractive working surface, built in double electric oven, 4 ring electric hob and extractor over, inset sink with mixer taps, two skylights, night storage heater, slate tiled floor. There is space for a washing machine, a dryer, a dishwasher and a fridge/freezer (NB white goods can be left in property if desired). Stable door to outside where can be found an original coal shed and access to rear garden.

### FIRST FLOOR

#### LANDING

Storage heater. Original wooden floor.

#### BEDROOM ONE 12'4 x 10'3

Deep fitted wardrobes to both sides of chimney breast, one housing hot water tank. Stone sill. Wooden floor.

#### BEDROOM TWO 8' x 5'8

Views across garden and countryside.

#### BATHROOM/WC

Panelled bath with electric shower over and glass screen, chrome heated towel rail, vanity wash handbasin with cupboards below and to the side, low level WC, ceramic floor, fully tiled walls.

#### OUTSIDE

Gardens as previously mentioned.

### STONE PAVED DRIVEWAY 24' x 17'

Providing parking for three motor vehicles and with large modern shed.

### TENURE

We have been advised by our vendor that the property is Freehold and free from Chief Rent. Interested purchasers should seek clarification of this from their Solicitor.

### VIEWINGS

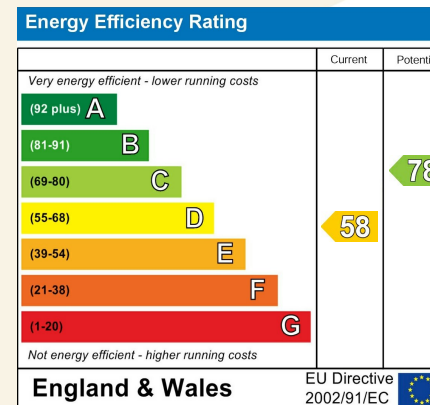
Strictly by appointment through the Agents.

### POSSESSION

Vacant possession upon completion.

### COUNCIL TAX

BAND C



**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



### MISDESCRIPTIONS ACT 1967

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