



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

36, Redway, Kerridge, Cheshire, SK10 5BA

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

£325,000

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



Energy Efficiency Rating

A horizontal bar chart showing energy efficiency ratings from A to G. The scale is color-coded: A (dark green), B (medium green), C (light green), D (yellow), E (orange), F (red-orange), and G (red). The chart includes numerical ranges in parentheses above each bar and a note below. A yellow arrow points to the 'D' range, and a red arrow points to the 'G' range. The 'D' range is also highlighted with a yellow box and labeled '58'.

Rating	Range (%)	Notes
A	(92 plus)	Very energy efficient - lower running costs
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	Not energy efficient - higher running costs

Current Potential

58

78

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HOLMES-NADEN ESTATE LTD.

