



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

13 Oak Lane

Kerridge, Macclesfield, Cheshire, SK10 5BD

A substantial beautifully restored country home enjoying far reaching views over the Cheshire Plain.

Price £324,950

Constructed of stone, this substantial country property offers the discerning purchaser a spacious and versatile home, occupying a sought after location in the conservation area of Kerridge. To the rear the cottage has outstanding views.

The accommodation briefly comprises on the ground floor: Entrance hall with access to the cellar, sitting room and 23' lounge/dining room with french doors to garden, and a kitchen. At first floor level, the landing allows access to three good sized bedrooms and two bathrooms (one en-suite). The property has recently been redecorated throughout and has had new carpets fitted. The whole of the accommodation is warmed by gas fired central heating.

The property is situated on Oak Lane and enjoys a small enclosed forecourt to the front. The rear garden compliments the property suitably, being of a good size, laid mainly down to lawn with borders, shrubs and a stone flagged patio area.

A special mention must be made of the superb views over the adjoining farm land and the countryside beyond.

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

Directions

From our Bollington office proceed towards Macclesfield for approximately one mile, turning left into Grimshaw Lane, opposite the Bay Leaf Restaurant. Continue through the traffic lights at the aqueduct bridge to the 'T' junction with Jackson Lane. Bear right into Jackson Lane, which in turn leads to Oak Lane, where the property can be found after a short distance on the right hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL With access to cellar.

CELLAR With light and power.

SITTING ROOM 12'4 x 12'11 (3.76m x 3.94m) Built in shelving, new carpets, radiator.

LOUNGE/DINING ROOM 23'7 x 12'11 (7.19m x 3.94m) A bright and airy room with a woodburning stove, built in shelving, french doors to garden. Outstanding views. Stairs to first floor.

KITCHEN 9'1 x 9'0 (2.77m x 2.74m) Comprising an excellent range of cream shaker style units including eye level, base cupboards and drawers. Integrated fridge, integrated freezer, beiling stainless steel integrated oven, 4 ring gas hob with stainless steel extractor over. Plumbing for washing machine, plumbing for dishwasher. Beech block worktops. Newly tiled splashbacks. Fabulous views.

FIRST FLOOR Landing with access to loft.

BEDROOM 1 18'3 x 9'9 (5.56m x 2.97m) With radiator, Outstanding views. New carpets.

EN-SUITE Built in shower cubicle with stainless steel thermostatic shower. White ceramic sink with cupboards below.

BEDROOM 2 12'4 x 10'2 (3.76m x 3.10m) With built in shelving. Single radiator. New carpets.

BEDROOM 3 9'5 x 6'9 (2.87m x 2.06m) Single radiator. New carpets.

BATHROOM White three piece suite comprising pedestal wash hand basin, low level WC, panelled bath. Part tiled walls. Fabulous views.

OUTSIDE

GARDENS As previously mentioned.

Tenure

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

Viewings

Strictly by appointment through the agents.

Possession

Vacant possession upon completion.

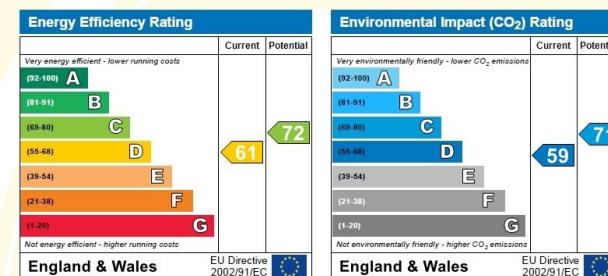
PRESTBURY OFFICE
THE VILLAGE,
PRESTBURY,
CHESHIRE SK10 4DG.

TELEPHONE: 01625 828254
FACSIMILE: 01625 820019

HEAD OFFICE
16 HIGH STREET,
BOLLINGTON,
MACCLESFIELD,
CHESHIRE SK10 5PH
TELEPHONE: 01625 560535
FACSIMILE: 01625 574445



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2017



MISDESCRIPTORS ACT 1967

These particulars, whilst believed to be accurate are set out for guidance only and do not constitute any part of any offer or contract – intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise to their accuracy. No person in the employment of Holmes-Naden Estate Ltd. has the authority to make or give any representation or warranty in relation to the property.

