

michael
HART
& COMPANY

CHARTERED SURVEYORS LAND and ESTATE AGENTS AUCTIONEERS and VALUERS

36 Park Lane Poynton Cheshire SK12 1RE
telephone Poynton 01625 876331
fax Poynton 01625 858664
poynton@michael-hart.co.uk

2 Henshall Road Bollington Cheshire SK10 5HX
telephone Bollington 01625 575578
fax Bollington 01625 576713
bollington@michael-hart.co.uk

Michael G. Hart. FRICS.
Andrew M. Hart. BEng(Hons), DipSurv, MRICS.

www.michael-hart.co.uk

KERRIDGE

CHESHIRE

A DELIGHTFULLY PRESENTED STONE TERRACED COTTAGE WITH CHARACTER, OCCUPYING AN IDYLIC LOCATION WITH FIELDS TO THE FRONT AND REAR



10 REDWAY, KERRIDGE, MACCLESFIELD, SK10 5BA.

Please take note of these points

No tests of any appliances or fittings held with the property offered for sale have been made. Purchasers should satisfy themselves as to the suitability or workability of these.

The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract. Neither Michael Hart & Co. nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact, and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

10 REDWAY, KERRIDGE, MACCLESFIELD, SK10 5BA.

Internal viewing of this cottage is strongly recommended to fully appreciate the charming nature of the accommodation within, and the way in which traditional and antique fittings have been integrated with those of a more contemporary nature. The property has ample character which has been successfully retained and featured in the presentation of rustic ambience with the luxury of modern appointments and high quality furnishings.

The cottage is situated in a pleasant location within the picturesque village of Kerridge. Elevated from the road overlooking fields to the front, there is also farmland to the rear of the property. The positioning is an idyllic one. The fields, hills and woodland that Kerridge sits within are easily accessible from the cottage for pleasant country walks.

Kerridge is a small village to the North East of Macclesfield close to the Peak Park having an attractive selection of stone built properties including farm houses and a couple of pubs. There are shops for every day needs within the neighbouring village of Bollington, plus primary schools and a leisure centre. A more comprehensive range of amenities can be found in Macclesfield town centre, including a mainline rail station. A regular bus service runs from Kerridge into Macclesfield. The village is located about 25 minutes drive away from Manchester Airport.

The accommodation has gas fired central heating and comprises in more detail:-

GROUND FLOOR:

LOUNGE	12'3"x 11'11" (3.72m x 3.64m) Stone fireplace with solid fuel burning stove. Exposed stone chimney breast feature. Exposed pine floor. Television point. Telephone point. Antique style central heating radiator. Stable style front door.
DINING KITCHEN	9'2" x 8'10" (2.79m x 2.69m) Fully fitted with beech units to floor and wall incorporating Belfast style sink, 4 ring gas hob with extractor hood and electric oven. Washing machine/Tumble dryer, fridge and freezer. Slate floor. Antique style central heating radiator. Stable style back door.

Stairs from the kitchen lead to:-

FIRST FLOOR:

LANDING	Enclosed gas fired combi boiler in wall cupboard over stairs.
BEDROOM NO.1	11'10" x 12'2" (3.60m x 3.70m) Exposed pine flooring. Antique style central heating radiator. Pull down ladder giving access to:
ATTIC ROOM	10'7" x 6'8" (3.24m x 2.02m) with limited headroom. Velux style roof window. Built in cupboards and shelves. Central heating radiator.
BATHROOM/WC	Large room with antique suite comprising free standing roll top cast iron claw foot bath, pedestal washbasin and high level WC. Sepa rate enclosure with thermostatic shower. Exposed pine floor. Antique style central heating radiator.

OUTSIDE: To the front there is a small walled garden with patio, whilst to the rear there is a stone flagged courtyard with a stone built fuel store shed.

SERVICES: All mains services are connected.

COUNCIL TAX: Band 'C'

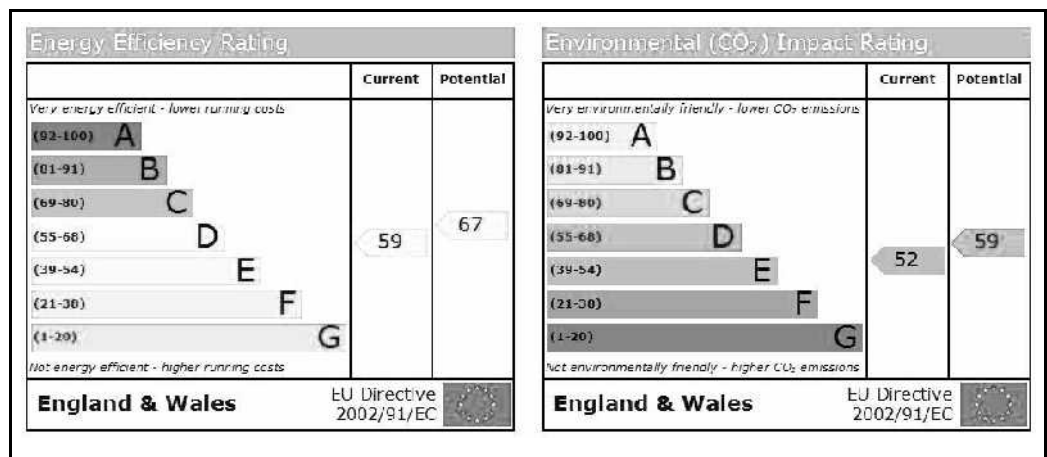
TENURE: Freehold and free from chief rent.

PRICE: £172,500

VIEWING: By appointment with the AGENTS Michael Hart & Company.

DIRECTIONS: From our Bollington office travel up Grimshaw Lane towards Kerridge. Upon reaching the top of Grimshaw Lane, bear right into Jackson Lane. Turn next left into Redway Lane and the property will be found on the left hand side.

ENERGY RATINGS:



Visit our website at www.michael-hart.co.uk

PS AIAFBA

SURVEYS AND VALUATIONS

Should you require a Valuation, RICS Homebuyers Survey and Valuation, or a full Building Survey for a property that you are buying, please contact either Michael Hart (01625 876331) or Andrew Hart (01625 575578). We will be pleased to provide a quotation and offer advice on the different levels of valuation/survey available. (Please note that we are unable to provide this service for properties being offered for sale through our agency).

