

WILMSLOW

CHESHIRE

AN INTERESTING COTTAGE RESIDENCE PROBABLY OF SEVENTEENTH CENTURY ORIGINS IN GENERAL NEED OF RESTORATION AND UPGRADING. SET IN LOVELY RURAL SURROUNDINGS ADJOINING FARMLAND WITH FAR REACHING VIEWS OVER FIELDS TO THE WOODED HILLSIDE OF ALDERLEY EDGE.

FOR SALE BY AUCTION

(Unless previously sold by Private Treaty)



'LABURNUM COTTAGE', 92 ADLINGTON ROAD, WILMSLOW, SK9 2BT

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The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract.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.

'LABURNUM COTTAGE', 92 ADLINGTON ROAD, WILMSLOW, SK9 2BT

FOR SALE BY AUCTION

(Unless previously sold by Private Treaty)

3.00 pm THURSDAY 23RD SEPTEMBER 2010

at

**THE DEANWATER HOTEL
WOODFORD
SK7 1RJ**

(Subject to conditions of sale which will be available for inspection at the Vendor's Solicitors or Auctioneer's office prior to the sale)

The availability of Laburnum Cottage presents a rare opportunity to purchase an interesting historic cottage residence in this lovely part of Cheshire.

Probably originated from the seventeenth century, the rear part of the property is part timbered and typical of that time and the front main area probably dates from the early part of the nineteenth century. It is believed that at one time it was used as an Inn and its quaint cellar area tends to confirm this. The building is now ripe for restoration and upgrading to a purchaser's requirement subject to its GRADE II listing status. It has abundant potential.

Set on the southerly side of Adlington Road the cottage stands in established gardens. At the front there are shrubs and trees, the rear area is quite large with beds and borders to a lengthy lawned part. It adjoins open fields and there are far reaching views to the woodlands of Alderley Edge. Although enjoying such picturesque surroundings the central area of Wilmslow and main line train station are only about a mile and three quarters away.

Adjacent approximately 80 yards (73metres) away on Adlington Road opposite Chapel Road, there is a plot of land with derelict garages on it which is included in the sale of the property.

In detail the accommodation comprises:

GROUND FLOOR:

DINING ROOM	15'4" (4.68m) x 15'1" (4.60m) Brick fireplace, built in salt cupboard and cupboards and drawers. Exposed beams, stone flagged floor. Central heating radiator. Small store area.
LOUNGE	15'1" (4.60m) x 13' 7" (4.13m) Brick fireplace, beamed ceiling, two wall light points. French doors to garden. Two Central heating radiators.
KITCHEN	13'9" (4.19m) x 13'7" (4.13m) Stainless steel sink, electric cooker point. 'Ideal Mexico' gas fired central heating boiler. Exposed beams, feature brick walls. Central heating radiator.

ENCLOSED REAR PORCH

STORE CELLAR

FIRST FLOOR:

BEDROOM NO.1 15'2" (4.62m) x 13'9" (4.19m) Exposed beams and wall timbers. Central heating radiator.

LANDING

BEDROOM NO. 2 15'0" (4.57m) x 13'9" (4.18m) Built in wardrobe, fireplace. Central heating radiator.

BEDROOM NO.3 11'6" (3.51m) x 9'11" (3.01m) Central heating radiator.

BATHROOM with free standing bath, washbasin and W.C – low level suite. Airing cupboard with hot water cylinder and immersion heater. Central heating radiator.

OUTSIDE: TIMBER GARDEN STORE

SERVICES: Mains services of electricity, gas and water are laid on and connected. Drainage is to a septic tank.

COUNCIL TAX BAND: 'F'

TENURE Freehold and free from Chief Rent.

VACANT POSSESSION UPON COMPLETION

(Which will normally be 28 days from the date of the sale unless otherwise previously agreed alternative is made).

VIEWING: The property will be open for viewing from 2.00pm to 4.00pm on Wednesdays and Saturdays from 28th August 2010.

DIRECTIONS: From the central area of Wilmslow proceed to the traffic lights at Manchester Road then turn right into Station Road which then turns into Macclesfield Road. At the end of this road turn left at the roundabout into Adlington Road and the property will be found on the right hand side after about three quarters of a mile.

SOLICITORS: Cockertons
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DE45 1DS

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

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).

