





## 2, Mount Pleasant, Macclesfield, Cheshire SK10 5TJ

A charming two-bedroom cottage situated in the highly sought-after countryside village of Rainow, offering characterful accommodation and stunning rural views.

This delightful property briefly comprises a bay-fronted lounge and a well-appointed kitchen to the ground floor. To the first floor are two bedrooms and a bathroom. The home further benefits from gas-fired central heating and uPVC double glazing throughout.

Externally, the property enjoys a beautifully presented cottage-style courtyard garden to the front, thoughtfully arranged with raised planting beds providing. Enclosed by an attractive stone wall with gated access, this space offers both privacy and kerb appeal.

To the rear, a raised patio seating area enjoys outstanding, far-reaching views across the surrounding countryside. The elevated position provides an ideal setting for outdoor dining, morning coffee or evening relaxation while taking in the ever-changing rural outlook.

Additionally, located across the road is a useful plot of land currently used for off-road parking, offering excellent versatility and potential for a variety of uses, such as additional garden space.

Macclesfield is a thriving business centre and market town with excellent local amenities and a choice of modern leisure and sports facilities. The town is situated on the Cheshire Plain, at the edge of the Peak District National Park with its picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links including national motorways, major roads and train networks, including the West Coast Line direct to London. Manchester International Airport is only thirteen miles away by road. Greater Manchester is within comfortable daily travelling distance and there are regular bus services to neighbouring towns.

Proceed out of Macclesfield along Hurdsfield Road into Rainow Road (B5450) into Rainow. Having passed Lidgetts Lane on the left hand side take the next right into Mount Pleasant. The property can be found immediately on the left hand side.

**Viewing: By appointment with Holden and Prescott 01625 422244**

## Ground Floor

### Living Room

12'05 x 11'06

Solid wood front door. Cast-iron fireplace with decorative tiling. Meter cupboard. Exposed timber ceiling beams. Wall light points. T.V. aerial point. uPVC double glazed windows to the bay. Double panelled radiator.

### Kitchen

12'00 x 11'05 max

Single drainer one and a half bowl stainless steel sink unit with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting wood block effect work surfaces over and under unit lighting. Tiled splashbacks. Integrated Neff double oven. Integrated Neff four ring gas hob with extractor hood over. Integrated fridge. Pull-out pantry style drawer unit. Plumbing for automatic washing machine. Understairs storage cupboard. Cupboard housing the Baxi combination condensing boiler. Tiled flooring. Handrail to the staircase. uPVC double glazed windows. Finger-latch door. uPVC door opening onto the rear garden. Double panelled radiator.

## First Floor

### Landing

Handrail to the staircase. Loft access. Wall light points.

### Bedroom One

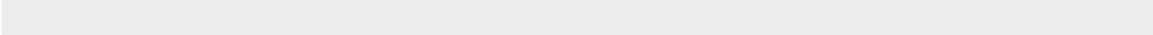
12'06 x 10'00 to the wardrobes

Floor to ceiling fitted wardrobes. uPVC double glazed window. Double panelled radiator.

### Bedroom Two

9'00 x 5'11

Built-in storage cupboard with shelving. uPVC double glazed window. Single panelled radiator.



### **Bathroom**

The white suite comprises a panelled bath with mixer tap and shower attachment, a pedestal washbasin and a low suite W. C. Fully tiled walls. Recessed spotlighting. Electric shaver point. uPVC double glazed window. Single panelled radiator.

### **Outside**

### **Gardens**

To the front of the property, there is a delightful cottage-style courtyard garden, beautifully arranged with raised planting beds that provide colour and interest throughout the seasons. Enclosed by an attractive stone wall with gated access, the space offers both privacy and charm. To the rear, a raised patio seating area enjoys outstanding, far-reaching views over the surrounding countryside. This elevated position provides the perfect setting for outdoor dining, morning coffee or evening relaxation while taking in the open aspect and ever-changing rural outlook.

### **Adjacent Land**

Adjacent gated land with parking for three vehicles located across the road.

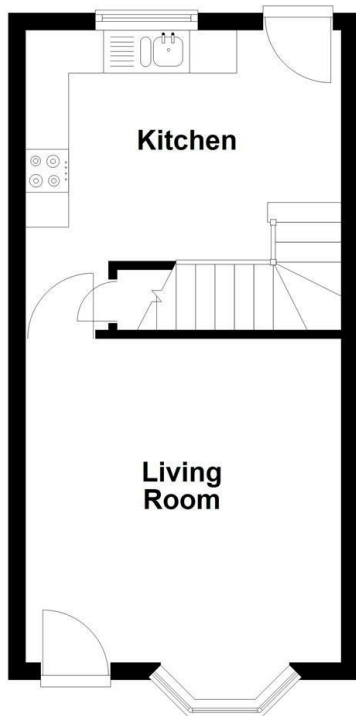
### **Tenure**

Freehold

**£229,950**

HOLDEN & PRESCOTT

**Ground Floor**



**First Floor**

