HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

9 Rainow Road, Macclesfield, SK10 2PG





9, Rainow Road, Macclesfield, Cheshire SK10 2PG

This stunning three bedroom end-terrace cottage is a true gem of a property, seamlessly blending charming period character with a stylish contemporary interior. Constructed of traditional stone and occupying a delightful semi-rural position, the property enjoys picturesque surroundings such as it's close proximity to the canal, whilst remaining conveniently close to Macclesfield town centre, its excellent range of amenities and transport links.

Arranged over three floors, the beautifully presented accommodation briefly comprises; an entrance hall, dining room, lounge and a fitted kitchen to the ground floor. To the first floor, there are three well-proportioned bedrooms together with a stunning four-piece family bathroom featuring a gorgeous freestanding bathtub.

The basement level offers highly versatile additional accommodation, including a family room along with a utility room, shower room and multiple useful storage cupboards.

The property is brimming with character features throughout, including sash windows, exposed wooden beams and attractive feature fireplaces, all of which enhance the cottage's timeless appeal. Further benefits include gas-fired central heating and sealed unit double glazing to the majority of the windows.

Externally, the rear garden has been designed with ease of maintenance in mind, being predominantly paved with raised flower beds and a useful stone-built store. A particularly rare and valuable feature for a period property is the off-road parking to the rear, providing a practical advantage seldom found with homes of this style and character.

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 (B5470) in an easterly direction and the property can be found after passing over the canal bridge on the right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Entrance Hall
Solid oak front door with decorative glazing inset and above. Ceiing roses. Ceiling cornice. Decorative moulded arch. Dado rail. Deep skirting boards. Original Victorian floor tiles. Spindle balustrade to the staircase. Understair steps to the Basement. Double panelled radiator.

Lounge
Multi-fuel stove set within a recessed fireplace with timber mantel and granite hearth. Ceiling rose. Ceiling cornice. Deep skirting boards. Stripped oak flooring. uPVC double glazed sash window to the rear and side elevation. Double panelled radiator. Open way through to the Kitchen.

Dining Room
Statement granite fireplace with tiled hearth. Ceiling cornice. Ceiling rose. Deep skirting boards. Stripped oak flooring. uPVC double glazed sash windows with plantation shutters to the front elevation and side elevation. Double panelled radiator. Open way through to the Lounge.

Kitchen
Belfast sink with mixer tap and base unit below. An additional range of matching base and eye level units with wood block work surfaces over. extending to a breakfast bar. Space for a range style cooker with extractor fan over. Integrated dishwasher. Integrated fridge. Exposed Cheshire brick. Shelving to the chimney recess. Partially tiled walls. Original tiled floor. Exposed beams to the ceiling. Exposed timber lintel. Recessed spotlighting. uPVC double glazed sash window. Glazed wooden door to the rear garden.

Basement

Landing
Understairs storage cupboard. Recessed spotlighting.

Family Room
Meter cupboard. Recessed spotlighting. uPVC double glazed window. Two double panelled radiators.

Shower Room
Fully tiled cubicle with electric Mira shower over. Washbasin with vanity storage below. Low suite W.C. with concealed cistern. Wall-mounted mirror-fronted bathroom cabinet. Recessed spotlighting. Extractor fan. Partially tiled walls. Tiled flooring.

Utility
A range of base and eye level units with wood block work surfaces over. Plumbing for automatic washing machine. Space for a tumble dryer. Space for a free-standing fridge/freezer. Recessed spotlighting. uPVC double glazed window. Single panelled radiator.

Store

First Floor

Landing
Spindle balustrade to the staircase. Ceiling rose. Dado rail. Deep skirting boards.

Bedroom One
Cast iron fireplace. Picture rail. Deep skirting boards. uPVC double glazed sash windows to the rear and side elevation. Double panelled radiator.

Bedroom Two
Cast iron fireplace. Picture rail. Deep skirting boards. uPVC double glazed sash windows to the front and side elevation. Double panelled radiator.

Bedroom Three
Loft access. Deep skirting boards. uPVC double glazed sash window. Double panelled radiator.

Bathroom
The white suite comprises a fully tiled cubicle with thermostatic rainfall shower and additional shower attachment over, a free-standing bath with mixer tap and shower attachment, a washbasin with mixer tap set within a vanity unit with storage drawers below and a low suite W.C. Cast iron fireplace. Built-in cupboard housing the Worcester Bosch combination boiler. Partially tiled walls. Recessed spotlighting. Tiled flooring. uPVC double glazed sash windows. Two chrome heated towel rails.

Outside

Gardens & Parking
To the rear of the property is a fully enclosed, courtyard-style garden featuring raised flower beds with a variety of established planting, and bordered in part by attractive dry stone walls and fencing. There is also a brick-built outhouse. Accessed via Roewood Lane, the property benefits from a parking space for one vehicle.

Tenure
Freehold

£499,950

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