jordan fishwick

6 Main Road, Langley, Macclesfield, Cheshire, SK11 0BU

** NO ONWARD CHAIN** This charming weaver's cottage is nestled in the picturesque village of Langley, surrounded by stunning countryside. Perfect for keen walkers, it also offers convenient access to Macclesfield town centre and its wide range of amenities. This attractive weavers home dates back to the 1810s and enjoys beautiful countryside views to the rear. The accommodation in brief comprises; a cosy living room featuring a wood-burning stove set within the chimney breast, leading through a square archway to the dining room with space for a table and chairs. The fitted kitchen benefits from French doors opening onto the garden. On the first floor there is a sitting room with French doors opening onto an iron balcony, a double bedroom and a recently fitted family bathroom complete with a separate walk in shower. The second floor offers two further double bedrooms both featuring exposed beams. Externally, the property has a small front garden with a dwarf wall and gate. To the rear, there is a delightful garden with a variety of shrubs and hedging to the borders. A paved patio makes the most of the surrounding countryside and leads to a charming decked bridge with iron railings, overlooking a tranquil brook running beneath.

£360,000

Viewing arrangements
Viewing strictly by appointment through the agent
01625 434000

Location
The popular and sought after village of Langley is located on the westerly side of Macclesfield and enjoys wonderful open views over the surrounding countryside and hills beyond. The village has a local public house and primary school yet the more comprehensive centre of Macclesfield is within 5 minutes drive. Macclesfield itself is a modern shopping centre with a range of leisure facilities to suit most tastes. There are many independent, state primary and secondary schools within easy reach of the town centre. The access points of the North West Motorway network system, Manchester International Airport and some of Cheshire's finest countryside are close at hand. Intercity rail links to London Euston and Manchester Piccadilly can be found at Macclesfield and Wilmslow railway stations as well as commuter rail links to the local business centres.

Directions
From Macclesfield town centre proceed in a southerly direction along the A523. At the first traffic lights turn left onto Byrons Lane, signposted Sutton and Langley Continue past the Kings Head Public House, bearing left after the viaduct into Jarman. Continue into the village along Langley Road bearing left at the Methodist church onto Main Road. Continue along Main Road where the property can be found on the left.

Living Room
12'0 x 12'0
Featuring a cast iron log burner set within the chimney breast. Laminate floor. Double glazed window to the front aspect. Radiator. Square archway opening to the dining room.

Dining Room
9'0 x 7'0
Space for a dining table and chairs. Understairs storage cupboard. Stairs to first floor landing. Laminate floor. Radiator.

Kitchen
10'7 x 8'3
Fitted kitchen with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled splash backs. Inset one and a quarter bowl sink unit with mixer tap. Four ring gas hob with extractor above and double oven below. Integrated dishwasher, washing machine and fridge/freezer. Tiled floor. recessed ceiling spotlights. Double glazed windows and French doors opening out to the garden.

Stairs To The First Floor
Stairs to the second floor.

Sitting Room
11'4 x 8'2
Latch lock door opens to a pleasant sitting room with double glazed French doors opening out to an iron balcony with far reaching views over surrounding countryside, Two Velux windows. Radiator.

Bedroom Three
10'4 x 8'2
Latch lock door. opens to a double bedroom with double glazed window to the front aspect. Built in cupboard. Radiator.

Stylish Family Bathroom
11'0 x 5'8
Latch lock doors opens to a recently fitted modern white suite comprising; panelled bath with shower fittings off the taps, separate shower cubicle, push button WC and vanity hand wash basin. Tiled floor and part tiled walls. Chrome ladder style radiator.

Stairs To The Second Floor
Access to the loft space.

Bedroom One
11'0 x 9'0
Latch lock door opens to a double bedroom featuring vaulted ceiling with exposed beams. Double glazed window to the rear aspect with far reaching views over surrounding countryside, Built in storage cupboard. Radiator.

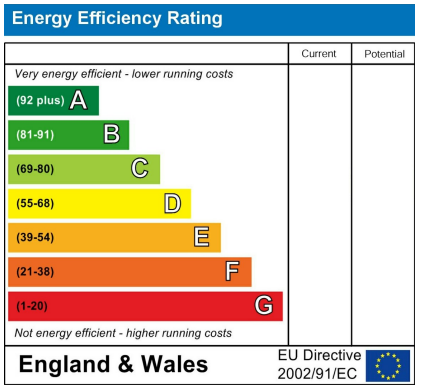
Bedroom Two
10'6 x 8'5
Latch lock door opens to a double bedroom featuring vaulted ceiling with exposed beams. Double glazed window to the front aspect. Built in storage cupboard. Radiator.

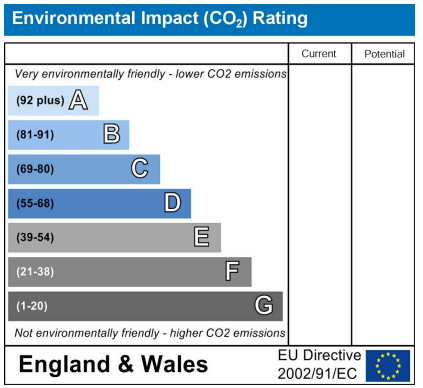
Outside

Garden
To the rear is a pleasant garden with various shrubs and hedging to the borders. A paved patio takes maximum advantage of the countryside surroundings and leads to a decked bridge with iron railings overlooking the delightful brook running beneath.

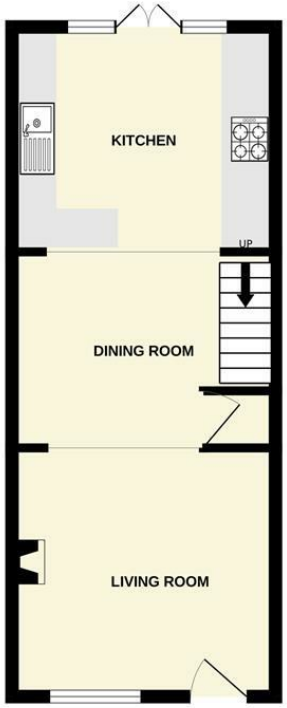
Tenure
The vendor has advised us that the property is Freehold and that the council tax band is D.
We would advise any prospective buyer to confirm these details with their legal representative.

Anti Money Laundering - Note
To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.





GROUND FLOOR



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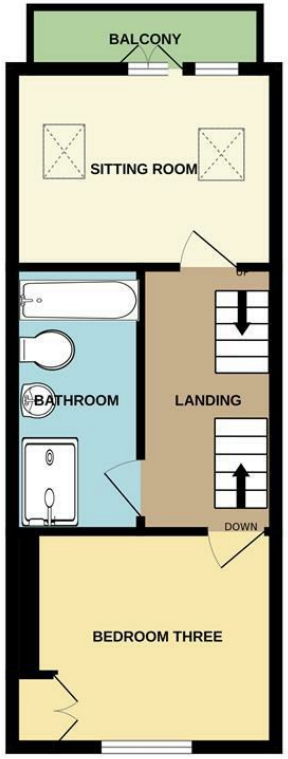

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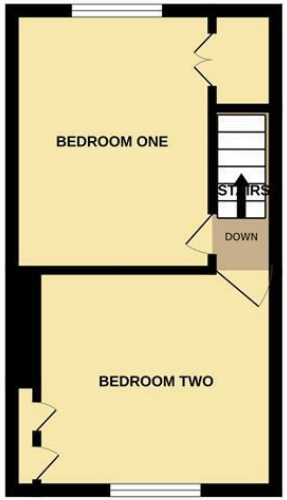

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