



Jordan fishwick

17 ROUND MEADOW RAINOW MACCLESFIELD SK10 5UB

£260,000

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** NO ONWARD CHAIN ** Occupying a superb position in one of Rainow's most desirable and sought-after locations, this charming two-bedroom cottage is set within the picturesque village of Rainow. Surrounded by beautiful countryside and ideal for keen walkers, the property also benefits from being within easy reach of Macclesfield town centre and its full range of amenities. The accommodation in brief comprises; covered porch leading to an entrance vestibule, a cosy living room featuring a log-burning stove set within a recessed fireplace, and a breakfast kitchen. To the first floor are two bedrooms with access to a Jack and Jill bathroom. Externally, the property is set back behind an Indian stone driveway providing off-road parking for two vehicles. To the rear is a private Southerly facing garden with a paved patio ideal for relaxation while enjoying views towards the village church. Mature flower beds, established hedging and boundary fencing. A pathway leads past a small lawned area to a further patio at the far end providing an ideal hardstanding for a summer house or shed as well as an additional seating area to appreciate the setting.

Location

Rainow is a picturesque rural village nestling upon the foothills of the Pennines and Peak District, boasting a thriving village community spirit and well-regarded primary school. Easily accessible to Macclesfield's Town Centre, Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There is a popular monthly Treacle Market which is a bustling Arts, Antiques, Crafts, Food and Drink Market, held on the cobbles of the town centre with around 140 stalls of exceptional food and drink, unique crafts and vintage and information from the Macclesfield community. There are many independent and state primary and secondary schools. 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

Leaving Macclesfield along Hurdsfield Road (B5470) and on reaching Rainow village, turn left opposite the church onto Round Meadow. Follow the road around and the property will be found on the right hand side.

GROUND FLOOR

Entrance Vestibule

Stairs to the first floor. Radiator.

Living Room

18'1 x 11'1

Featuring a log burning stove within the chimney recess. Ceiling coving. Double glazed window to the front and rear aspect. Two radiators.

Kitchen

12'0 x 8'0

Fitted with a range of base units with work surfaces over and matching wall mounted units. Stainless steel sink unit with mixer tap and drainer. Four ring gas hob with extractor hood over and oven below. Boiler within cupboard. Space for a washing machine and upright fridge freezer. Breakfast bar with stool recess. Tiled floor. Under stairs storage cupboard. Double glazed window to the rear and side aspect. Door to the garden.

FIRST FLOOR

Landing

Access to the loft space.

Bedroom One

16'10 x 10'0 max

Double bedroom with double glazed window to the front aspect. Radiator.

Bedroom Two

12'2 x 10'3 max

L-shaped bedroom with double glazed window to the rear aspect. Radiator.

Jack & Jill Shower Room

Accessed from both bedrooms and fitted with a white suite comprising; double shower, push button low level WC and pedestal wash hand basin. Tiled floor. Double glazed window to the rear aspect. Radiator.

OUTSIDE

Driveway

The property is set back behind an Indian stone driveway providing off road parking. A wrought iron gate provides access to the garden.

Southerly Facing Rear Garden

To the rear is a private Southerly facing garden with a paved patio ideal for relaxation while enjoying views towards the village church. Mature flower beds, established hedging and boundary fencing. A pathway leads past a small lawned area to a further patio at the far end providing an ideal hardstanding for a summer house or shed as well as an additional seating area to appreciate the setting. A side courtesy gate offers access to the front of the property. Outside tap.

TENURE

The vendor has advised that the property is Freehold and that the council tax band is C.

We would advise any perspective 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC