

Ashtree Cottage, Skellorn Green, Adlington
£495,000



Andrew J Nowell
& Company

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Ashtree Cottage, Skellorn Green, Adlington

A CHARMING SEMI DETACHED PROPERTY OFFERING WELL BALANCED SPACIOUS ACCOMMODATION WITH WONDERFUL OPEN VIEWS TO THE REAR

A charming semi detached property offering well balanced spacious accommodation with wonderful open views to the rear. Entrance hall, living room, kitchen. sitting room/3rd bedroom, shower room/utility, conservatory, 2 bedrooms, Jack & Jill bathroom and a loft room.

The property has been tastefully refurbished and offers well balanced, spacious accommodation. To the ground floor there is a sitting room/3rd bedroom with open fireplace, living room, traditional dining kitchen, sun room/conservatory and shower room/utility. To the first floor there are two further double bedrooms with built in wardrobes, Jack & Jill bathroom and loft room to the second floor. The property benefits from a comprehensive gas heating system and UPVC double glazing.

Adlington is a charming rural location with open views and wonderful walks. The village offers a good range of shopping, educational and recreational facilities. The centres of Alderley Edge, Wilmslow and Macclesfield are within 10-15 minutes drive offering a further range of shopping, educational and recreational facilities, the motorway network system, Manchester International Airport, local and commuter rail links are within easy access.

DIRECTIONS SK10 4NU

From our office proceed out of the village on London Road (A34) towards Wilmslow. Just before the bridge turn right into Heyes Lane which becomes Hough Lane, after approx 2 miles proceed

straight across the 2 roundabouts which then becomes Adlington Road. After approx one mile at the next roundabout proceed straight across past The Unicorn Public House and at the next roundabout turn right into Lees Lane. Continue along Lees Lane which becomes Wilmslow Road and after approx one mile where the road bends sharply to the right turn left into Mill Lane and after just over one mile and at the traffic light crossroads turn left onto London Road. After 0.7 miles turn right onto Street Lane, after 0.4 miles turn left onto Skellorn Green Lane and Ashtree Cottage is the first house on the right.

Traditional wooden painted front door leading to

ENTRANCE HALL

With central heating radiator, stairs to first floor.

LIVING ROOM 13'4 x 12'11 (4.06m x 3.94m)

With open fire with attractive wooden surround, stone hearth. Central heating radiator.

KITCHEN 16'7 x 11'5 (5.05m x 3.48m)

With attractive traditional style basin and wall unit, space for double oven, dishwasher, central heating radiator. Central island unit, part tiling above, work surfaces, single stainless steel sink and drainer unit with Concorde mixer tap, attractive original windows looking out through the conservator and on to rear aspect. Tiled floor. Stable door leads to conservatory, wooden door leading to separate panty.

SITTING ROOM/3RD BEDROOM 16'8 x 10'4 (5.08m x 3.15m)

With wood effect flooring, central heating radiator.

REAR HALLWAY 8'1 x 3'3 (2.46m x 0.99m)

Personal door leads to patio. Attractive wooden door with glass panelling, Tiled flooring

SHOWER ROOM/UTILITY 8'8 x 7' (2.64m x 2.13m)

Base units with work surface, single stainless steel sink unit with mixer tap, plumbing for washer dryer. Low level wc with wooden seat, tiled flooring, attractive floor to ceiling tiles, chrome shower unit, glass door and screen.

CONSERVATORY 16'8 x 11'4 (5.08m x 3.45m)

With central heating radiator, tiled flooring, views over garden and field, recently re-roofed, door leading to patio and garden.

FIRST FLOOR

BEDROOM ONE 14'8 x 11'10 (4.47m x 3.61m)

With attractive built in wardrobe, central heating radiator. Enjoying stunning views to the rear.

BEDROOM TWO 14'7 x 12'11 (4.45m x 3.94m)

With built in wardrobe with wooden doors, central heating radiator.

JACK & JILL BATHROOM 12'7 x 10'6 (3.84m x 3.20m)

With tiled bath, chrome mixer tap, hand held shower, tiled surround with glass screen. Ceramic pedestal hand wash basin with tiled splashback, low level wc with wooden seat, central heating radiator, 2 large areas of eaves storage, skylight.

LOFT ROOM 16'9 x 9'11 (5.11m x 3.02m)

With dormer windows, skylight.

OUTSIDE

Stone driveway to front of the property with garden laid out to lawn surrounding by mature hedging. To the rear the garden is laid out to lawn with fencing and hedging, wonderful views over the fields and hillside.

All electrical appliances, the heating system and wiring have not been tested therefore we cannot verify whether they are in working order.

VACANT POSSESSION UPON COMPLETION

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