



# 16 Round Meadow, Rainow, Macclesfield, SK10 5UB

**\*\* SHARED OWNERSHIP HOME 50/50%\*\*** This two double bedroom shared ownership home is available for £120,000 based on a 50% share, full market value £240,000. (PLEASE NOTE THERE IS A RENT TO PAY ON THE 50% SHARE of £344.60 PCM).

Enjoying a superb location in one of Rainow's most desirable and sought after areas is this two bedroom cottage, situated in the picturesque village of Rainow which is surrounded by some of the most stunning countryside as well as being ideal for keen walkers, yet within easy reach of Macclesfield town centre and all its amenities. This particular home is well presented throughout with fantastic views from the main bedroom with views towards White Nancy and open countryside hills. In brief the property comprises; covered porch, entrance vestibule, elegantly presented living room featuring a log burning stove within the recess and breakfast kitchen. To the first floor there are two well proportioned bedrooms and a bathroom. Externally, the cottage itself is set back behind a driveway providing off road parking for two vehicles, whilst to the rear is a private garden with a large decked patio, a perfect place to sit and relax with a glass of your favourite tipple and access to a further fenced and enclosed garden beyond.

## £120,000

### Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

#### 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.

#### Covered Porch

#### Entrance Vestibule

Wood laminate floor. Stairs to the first floor. Radiator.

#### Living room

18'4 x 11'0

Elegantly presented living room featuring a wood burning stove within the recess. Exposed beams. Double glazed window to the front and rear aspect. Two radiators.

#### Breakfast Kitchen

12'0 x 8'0

Fitted with a range of base units with work surfaces over and wall mounted units. Tiled returns. Belfast style sink unit with mixer tap. Space for a cooker, washing machine, dishwasher and upright fridge freezer. Breakfast bar with stool recess. Double glazed window to the side aspect. Stable door to the garden. Chrome ladder style radiator.

#### Stairs To First Floor

Built in airing cupboard housing the boiler. Access to the loft space.

#### Bedroom One

15'7 x 10'0

Double bedroom with feature fireplace. Double glazed window to the front aspect with far reaching views towards White Nancy and across open countryside fields. Picture rail. Radiator.

## Bedroom Two

8'10 x 8'10

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

## Bathroom

Fitted with a white suite comprising; panelled bath with shower unit over, low level WC and vanity wash hand basin. Double glazed glass window to the rear aspect. Part tiled walls. Radiator.

## Outside

### Driveway

The property is set back behind a driveway providing off road parking.

### Southerly Facing Garden

To the rear is a private garden with a large decked patio, a perfect place to sit and relax with a glass of your favourite tippie and access to a further fenced and enclosed garden beyond.

## Tenure

The vendor has advised that the property is Leasehold and that the term is 125 years from 01 October 2009.

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

We would advise any prospective buyer to confirm these details with their legal representative.

## Shared Ownership

### Purchaser Qualification/ Requirements

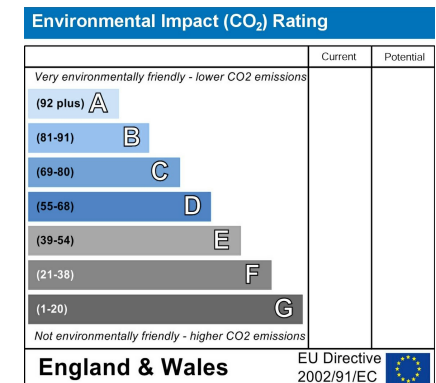
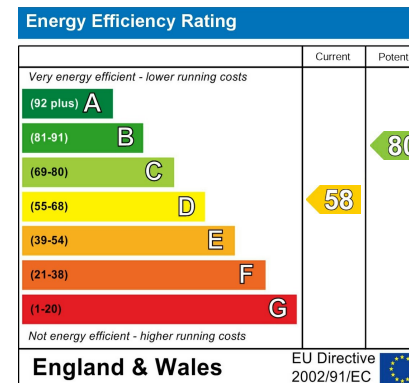
As your purchaser will be buying a shared ownership property there are certain steps they will need to follow:

#### 1. Complete Shared Ownership Application

All purchasers must complete an application so we can assess whether they qualify for the shared ownership scheme. This

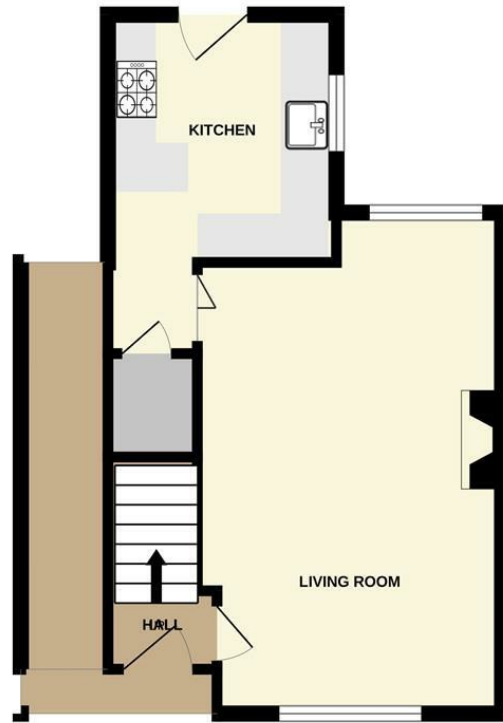
#### 2. Affordability Assessment

All purchasers must then undergo an affordability assessment via an independent financial advisor. Your Housing Group can arrange this referral, through Metro Finance. The purchaser will be required to provide evidence of their financial circumstances within 5 days. Please note the purchaser will not have to take out a mortgage or any other financial product with Metro.





GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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