



jordan fishwick

17 Friars Close, Rainow, Macclesfield, Cheshire, SK10 5UQ

A three bedroom end mews located within the picturesque village of Rainow which is situated on the edge of the Peaks, yet within easy reach of Macclesfield and all the services it provides with fabulous views to the front towards White Nancy and open countryside. In brief the accommodation comprises of entrance vestibule, spacious living room and dining kitchen, whilst to the first floor are three bedrooms and a stylish bathroom fitted with a white suite and separate walk in shower. Outside, the property is set back behind a small front garden, whilst the rear garden is a real feature and has two distinctive areas one of which is mainly laid to an artificial lawn and a stone paved patio, ideal for al fresco dining, entertaining family and guests or to just simply relax and enjoy the setting. A gate leads through to the additional garden which is laid mainly to a paved patio with ample space for a large shed. Stunning views over the hills. Mature trees provide a high degree of privacy. There is off road parking and a garage located next to the property.

£250,000

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 Town Centre, offering a range of shops and restaurants, together with schools for children of all ages. The access points of the North West Motorway network system, Manchester International Airport and some of Cheshires 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 into Round Meadow. Follow the road round into Chapel Lane and bear left into Millers Meadow. Take the first left and left again onto Friars Close where the property will be found at the end of the close on the left.

Entrance Vestibule

Built-in cloaks cupboard. Door opening to the living room. Laminate floor.

Living Room

15'10" x 11'8"

Delightful living room decorated in neutral colours featuring a log burning stove. Contemporary staircase to the first floor landing. Double glazed window to the front aspect. Two radiators. Oak glazed double doors opening to the dining kitchen. Radiator.

Dining Area

8'10" x 7'0"

Space for a table and chairs. Double glazed French doors opening to the private rear garden.

Kitchen

9'10" x 8'10"

Fitted with a range of base units with butcher block work surfaces over, tiled returns and matching wall-mounted cupboards. Space for an upright fridge freezer and washing machine. Inset four ring gas hob with extractor hood. Built-in oven. Belfast sink unit with mixer tap. Wall mounted boiler. Double glazed window to the rear aspect. Laminate wood floor.

Stairs To First Floor Landing

Bedroom One

11'3" x 9'7"

Double bedroom with double glazed window to the front with views across open fields and White Nancy. Radiator.

Bedroom Two

9'6" x 7'7"

Good size second bedroom with double glazed window to the rear with views over rooftops and fields beyond. Access to the loft space. Radiator.

Bedroom Three

8'0" x 6'0"

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

Stylish Family Bathroom

Fitted with a white suite comprising; tiled panelled bath with shower fittings off the taps, separate walk in shower, push button low level WC and hand wash basin. Chrome ladder style radiator. Recessed ceiling spotlights. Tiled walls. Tiled floor. Frosted double glazed window to rear aspect.

Outside

Southerly Facing Garden

The property is set back behind a small front garden. The rear garden is a real feature and has two distinctive area one of which is mainly laid to an artificial lawn and a stone paved patio, ideal for al fresco dining, entertaining family and guests or to just simply relax and enjoy the setting. A gate leads through to the additional garden which is laid mainly to a paved patio with ample space for a large shed. Stunning views over the hills. Mature trees provide a high degree of privacy.

Driveway And Garage

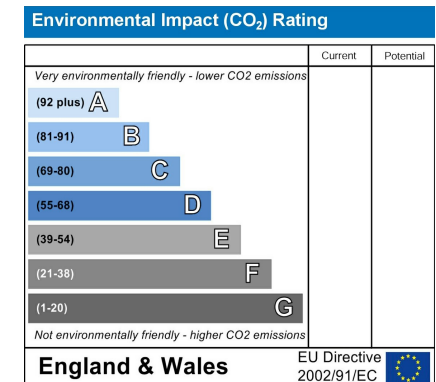
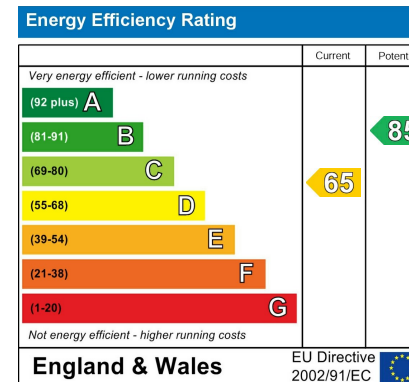
There is off road parking and a garage located next to the property.

Tenure

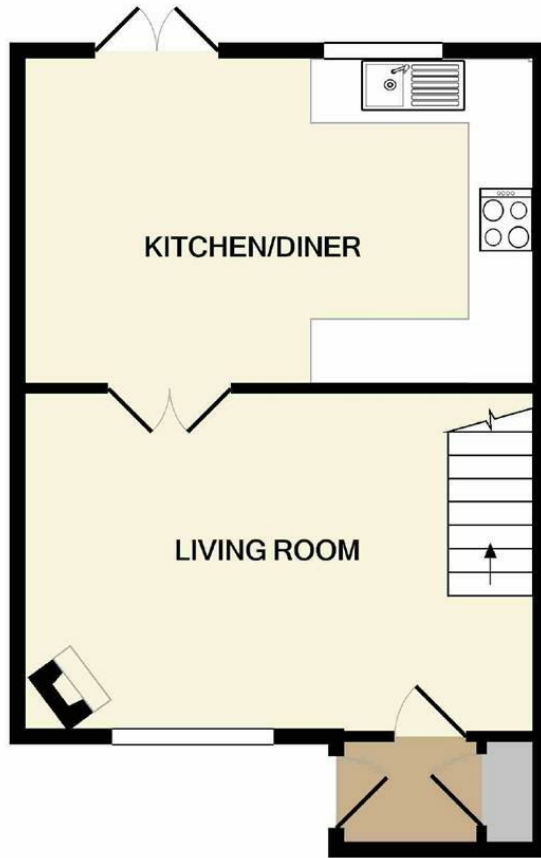
We are advised by vendor that the property is Leasehold and that the term is 999 years from 12 March 1968 and that the ground rent is £6 every six months.

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

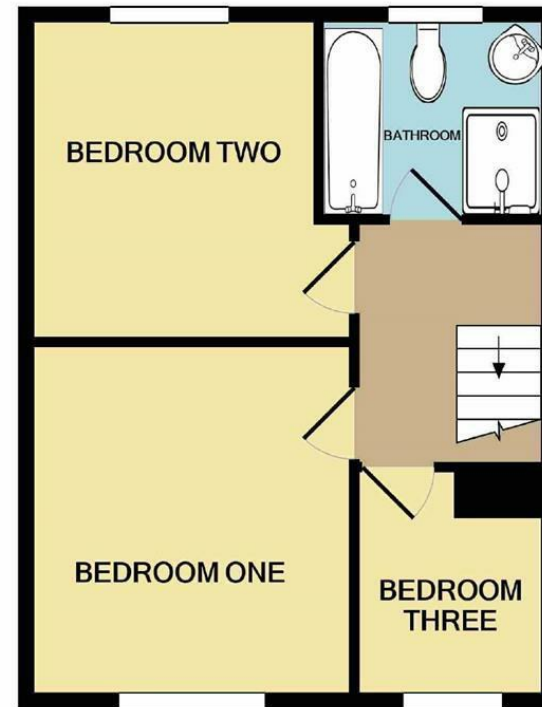
We would recommend any prospective buyer to confirm these details with their legal representative.







GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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