

1 HIGHER LANE, KERRIDGE, MACCLESFIELD, SK10 5AR

FOR SALE | £165,000

Description

No. 1 Higher Lane is a characterful one-bedroom end-of-terrace cottage in the village of Kerridge. Believed to date from around 1800, the property retains the appearance of a traditional Cheshire stone cottage, with stone elevations beneath a stone-flagged roof.

The ground floor comprises a living room and a separate kitchen, with a bedroom and bathroom with WC on the first floor. The accommodation offers scope for modernisation, giving the purchaser the opportunity to update the interiors to suit their own tastes while retaining the cottage's period character.

Outside, the property benefits from a small south-facing garden, providing space for a seating area and planting.

Location

The cottage is situated on Higher Lane, a no-through lane off Oak Lane, within the Kerridge Conservation Area. Traditional stone homes and surrounding farmland give this part of the village its semi-rural character, with everyday amenities available in nearby Bollington.

Bollington lies approximately one mile away and offers local shops and primary schools. Macclesfield town centre is approximately three miles away and provides a wider range of shops, leisure facilities and secondary schools, together with a mainline railway station.

WIGNALLS

RICS

01772 419277
info@wignalls.land
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311 Hesketh Lane
Tarleton, Preston
PR4 6RJ







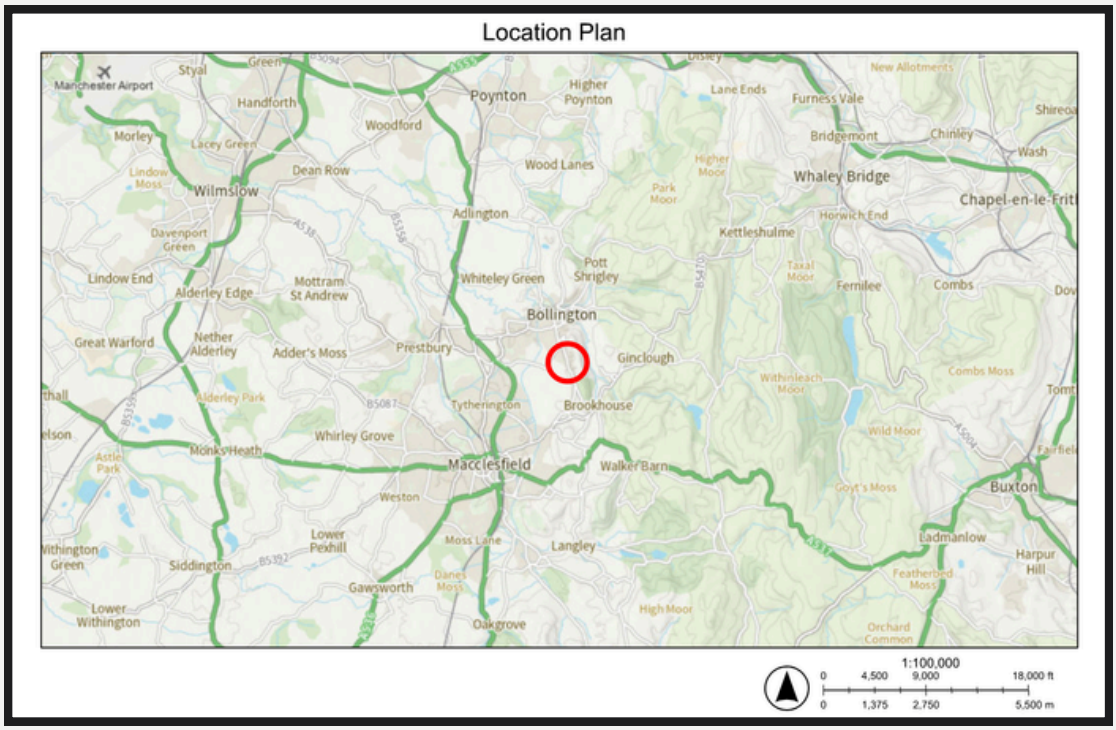
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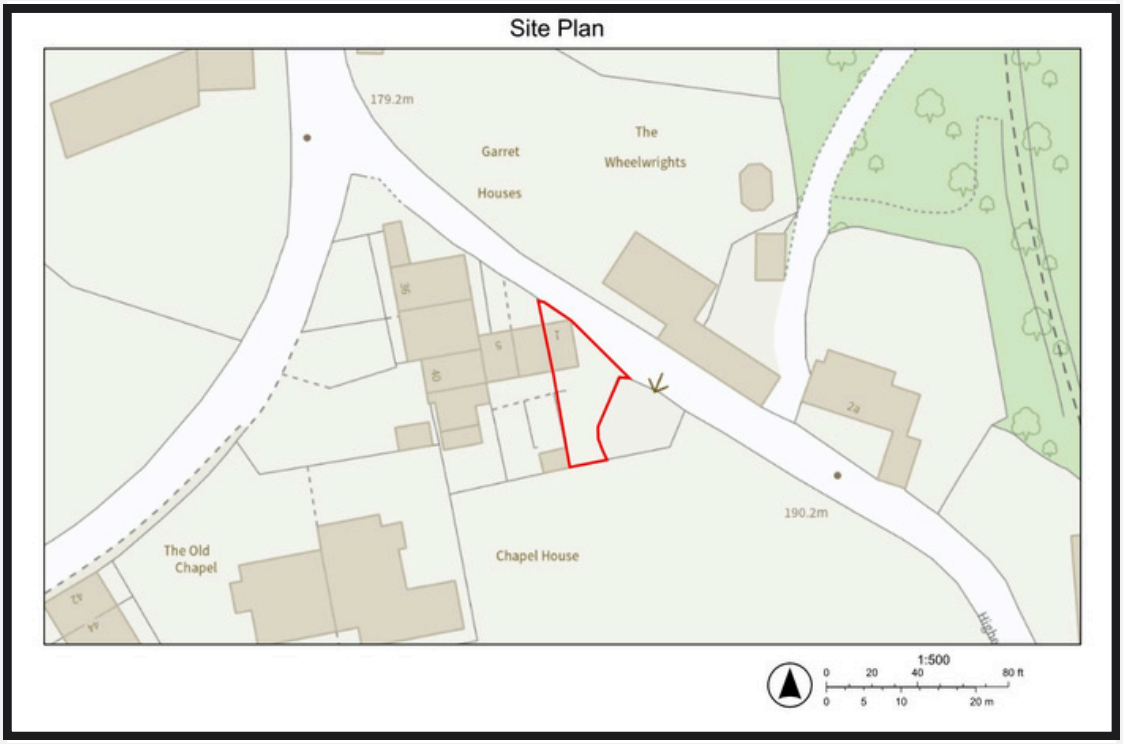
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Location Plan



Site Plan

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GENERAL REMARKS
Local Authority: Cheshire East Council

Services: The property benefits from Electric, Water and Drainage. Please note that none of these services have been tested and we encourage that propestive tenants make their own enquiries into the property's services.

What Three Words: ///person.causes.priced

Council Tax Band: B

EPC: F

Viewings and enquiries: Viewings are strictly by prior appointment through Wignalls Chartered Surveyors and are accompanied where appropriate. Proof of funds is required before a viewing can be arranged. To arrange a viewing, please contact our office on 01772 419277 or email info@wignalls.land. Please do not attend the property without a confirmed appointment.

Health and Safety: Prospective purchasers are respectfully reminded that they should take all reasonable precautions when viewing the property and observe necessary health and safety procedures.

The Vendor for themselves and Wignalls Chartered Surveyors as their agents accept no liability for any health and safety issues arising out of viewing the property.

Money Laundering Regulations Compliance: Please bear in mind that Wignalls Chartered Surveyors will require from any purchaser looking to offer on the property confirmation of the Purchaser's ability to fund the Purchase, solicitors contact details and two forms of identification. We will also undertake an electronic identity check which will leave a soft ID print but will not affect credit rating.

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