

9 Redbrook Way, Adlington, Cheshire, SK10 4NF

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An attractive four bedroom detached family home offering versatile accommodation occupying a sizeable plot and being located within the picturesque, semi rural, village location of Adlington. This detached property offers spacious family accommodation, with fantastic potential to further enhance the living space on offer (subject to the necessary consents). Although having been well cared for, there is now a need for a certain amount of modernisation to create a wonderful family home.

The accommodation comprises: **Ground Floor:** Entrance porch, entrance hall, lounge, kitchen, sun room, bedroom 4 with dressing room/study, bedroom 5/dining room, bathroom and separate wc. To the first floor there is a landing, 3 bedrooms, a bathroom and walk in access to two loft rooms that could be converted to provide extra bedroom accommodation (subject to the necessary consents). The property stands in mature gardens and grounds of just under ½ acre (0.18ha). Driveway with parking for several vehicles and a single garage.

Viewing is highly recommended.

The accommodation comprises:

Ground Floor

Entrance Porch: Tiled step.

Entrance Hall: 4.08m x 4.00m (13' 5" x 13' 1") Solid wood front door with glazed side panels, storage heater, laminate wood flooring, pendant light, stairs to first floor with window to front, doors off to:

Lounge: 7.05m x 4.08m (23' 2" x 13' 5") into bay max. Upvc double glazed window to front and upvc French doors to side, open fire place with tiled hearth, ceiling coving, wall lights, pendant light, night storage heater.

Kitchen: 4.07m x 3.02m (13' 4" x 9' 11") Upvc double glazed window to side and rear, fitted with a range of wall and base units with rolled edge work surfaces to tiled splash backs, inset stainless steel 1.5 bowl sink unit with mixer tap, 2 oven aga, sliding door to pantry, door off to:-

Sun Room: 3.61m x 2.77m (11' 10" x 9' 1") Upvc double glazed windows to side and rear and door to rear, tiled floor, coal bunker, plumbing for washing machine.

Dining Room: 3.60m x 3.34m (11' 10" x 10' 11") Upvc double glazed window to front.

Bedroom 4: 4.28m x 3.34m (14' 1" x 10' 11") Upvc double glazed window to rear, storage heater, door to:

Dressing Room/Study: 3.14m x 2.27m (10' 4" x 7' 5") Upvc double glazed window to rear, storage heater, door to:

Bathroom: White suite comprising, panelled bath with mixer tap and shower attachment, pedestal wash hand basin, half tiled walls, window to rear.

Cloak Room: Window to rear, low level wc.

First Floor:

Landing: Upvc double glazed window to front, door off to:

Bedroom 1: 5.47m x 4.10m (17' 11" x 13' 5") Upvc double glazed window to front and side, night storage heater, built in wardrobes with hanging rail and shelves.

Bedroom 2: 3.39m x 3.34m (11' 1" x 10' 11") Upvc double glazed window to rear, night storage heater.

Bedroom 3: 2.85m x 2.82m (9' 4" x 9' 3") Upvc double glazed window to front.

Bathroom: Upvc double glazed window to rear, white suite comprising, panelled bath, pedestal wash hand basin, low level wc, access to eaves storage.

Loft Room 1: 3.39m x 2.54m (11' 1" x 8' 4")

Loft Room 2: 6.32m x 2.38m (20' 9" x 7' 10")

Outside

Garden

The property is set back from the road and the front gardens are mainly laid to lawn with flower and shrub borders with a low dwarf wall to the front boundary with rose bushes. A block paved drive way provides parking for several cars with a paved pathway to the front door and access to the garage.

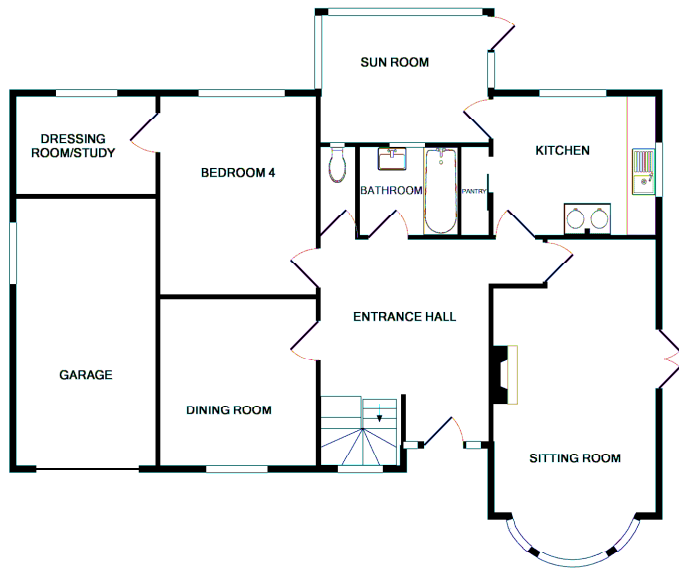
To the rear of the property is a block paved patio opening onto the extensive landscaped gardens that are mainly laid to lawn with well stocked beds and borders, ornamental trees and shrubbery and well screened boundary's offering a good degree of privacy. The property sits in gardens and grounds of 0.46 acres (0.18ha).

Garage

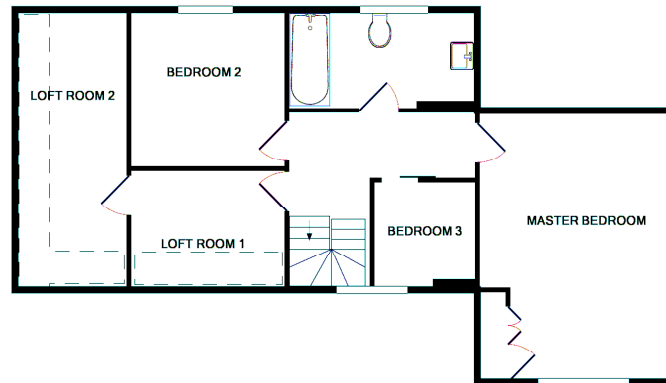
Up and over door, window to side, fuse box and electric meters, cold water tap, built in storage cupboards and work bench.

DIRECTIONS: From our offices in Alderley Edge proceed in a northerly direction along London Road to the A34 bypass, at the round about take the third exit onto the A34 and at the next round about take the 3rd exit onto the A538 (Prestbury Road). At the mini roundabout take the first exit onto Hough Lane. At the next roundabout go straight across onto Aldington Road. At the next roundabout take the second exit passing the Unicorn Public House on the right hand side. At the next roundabout take the second exit onto Lees Lane, continue along here for approx 1.5 miles and turn left onto Mill Lane. Continue along this Lane for approx 1.3 miles then at the traffics lights go straight across, go over the railway bridge by the train station and turn right onto Legh Road. Take the next left onto Redbrook Way where the property will be found on the left hand side identified by a 'For Sale' board (for sat nav users use post code SK10 4NF).

LOCATION: The immediate area is of an established semi rural nature, whilst Adlington's railway station is situated nearby and offers excellent commuter rail services to Manchester, Stockport and other centres. Adlington's well regarded primary school is also just a short drive away. The property is very conveniently situated for the centres of Prestbury, Wilmslow, Macclesfield and Poynton where more comprehensive facilities including leisure centres, schools for children of all ages, and intercity rail services are to be found. The International Airport at Ringway and the motorway network are within 25 minutes drive away by car.



GROUND FLOOR

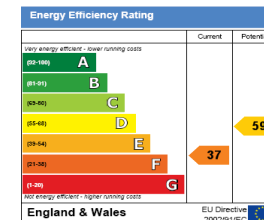


1ST FLOOR

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All measurements are approximate
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