



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

The Bungalow, 50, Clarke Lane, Bollington, SK10 5AH

A deceptively spacious detached bungalow in need of renovation or redevelopment occupying larger than average beautifully maintained gardens situated in the heart of the countryside yet within close proximity of local amenities.

Guide Price £420,000

Constructed of brick, this period detached bungalow offers the discerning purchaser a renovation or development project occupying a delightful location in the heart of the countryside.

Briefly comprises entrance hall, lounge, dining room/sitting room, study, kitchen, rear porch, two double bedrooms and a bathroom/WC. A gas fired central heating system has been installed.

The beautifully maintained larger than average gardens are laid mainly down to lawn with well stocked borders, shrubs, mature and specimen trees and magnificent views over open countryside. To the front there is a sunken rose garden with raised flower beds and adjacent driveway allowing ample hard standing for motor vehicles and easy access to the detached garage.

There is a wide range of shopping, travel, educational and recreational facilities available in nearby Bollington and Macclesfield. A few minutes drive to the village of Prestbury. Access points to the national motorway network, InterCity rail travel to London and Manchester and Manchester International Airport are all within 30 minutes drive of the property. Macclesfield station is a 10 minute drive away.

DIRECTIONS: From our Prestbury Office proceed past St Peter's Church bearing right at the railway station into Prestbury Lane. Continue up Prestbury Lane onto Heybridge Lane to the T-junction with Manchester Road. Bear right then left onto Dumbah Lane and continue to the T-junction. Turn left taking the second exit to Bollington road turning first right into Clarke Lane where the property can be found after approximately a quarter of a mile on the left hand side just past the Lord Clyde Public House.

ACCOMMODATION

ENTRANCE HALL

With radiator.

LOUNGE 14' (narrowing down to 11'8") x 11'9" + bay window

With radiator, feature fireplace with electric fire.

DINING ROOM/SITTING ROOM 18'2" x 10'3" (average measurements)

With feature fireplace with gas fire, radiator.

STUDY 9'9" x 8'3"

With Cast iron fireplace.

KITCHEN 10'8" x 8'3" (average measurements)

With fitted units, stainless steel sink unit, gas cooker point, gas boiler.

REAR PORCH/UTILITY

With door to garden.

BEDROOM 1 14'x11'4" (overall)

With radiator.

BEDROOM 2 11'11" x 9'4"

With radiator, access to bathroom.

BATHROOM/WC

Paneled bath overhead shower, low level WC, pedestal wash basin, contemporary radiator.

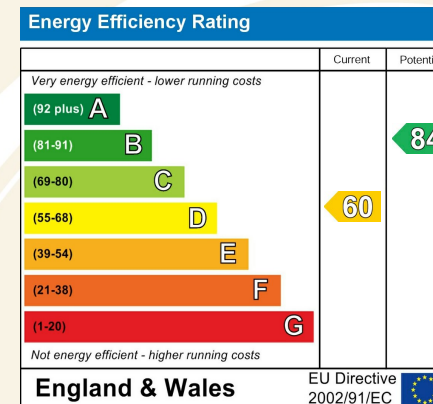
OUTSIDE

GARDENS

As previously mentioned.

DETACHED GARAGE

Tenure freehold.



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