



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

36, Moss Lane, Bollington, Cheshire, SK10 5HJ

A beautifully located three bedroom period property occupying a delightful location on the fringe of open countryside.

Offers Over £300,000

Situated in a semi-rural location, this period property offers a fabulous opportunity for the discerning purchaser to acquire a deceptively spacious home in need of modernisation.

The accommodation briefly comprises on the ground floor an entrance hall, good sized lounge/dining area, breakfast kitchen and porch. To the first floor the landing allows access to three good sized bedrooms and a family bathroom. The property benefits from a gas fired central heating system.

Upon reaching the property there is a parking area and additional parking where a detached garage once stood. To the rear of the property there is a delightful cottage style garden which is paved for ease of maintenance and abundantly stocked with numerous flowers, trees and shrubs.

A special mention must be made of the delightful views over adjoining farmland to the front of the property and we would strongly recommend an inspection to fully appreciate the outstanding location.

There is a wide range of shopping, travel, educational and recreational facilities available in Bollington and nearby Macclesfield.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

With built-in cupboard, wall light point, tiled floor, double radiator.

LOUNGE/DINING AREA 26'5" x 15'8"

Fireplace with tiled inset and hearth, three wall light points, two double radiators, stairs to first floor.

KITCHEN 12'0" x 8'4"

Comprising an excellent range of base, eye level and drawer units, one and a half bowl ceramic sink unit with mixer tap, electric cooker point with extractor hood over, plumbing for washing machine, tiled floor, half tiled walls, double radiator.

PORCH

With tiled floor, door to garden, meter cupboard.

FIRST FLOOR

LANDING

With access to loft, deep built-in cupboard housing Vaillant combination gas fired central heating boiler.

BEDROOM 1 16'3" x 8'5"

With double radiator.

BEDROOM 2 16'3" x 7'0"

With double radiator.

BEDROOM 3 11'11" x 8'5"

With single radiator, views over countryside.

BATHROOM/WC

Comprising panelled bath with shower over, low level WC, pedestal wash hand basin, part tiled walls, Xpelair extractor fan, double radiator.

OUTSIDE

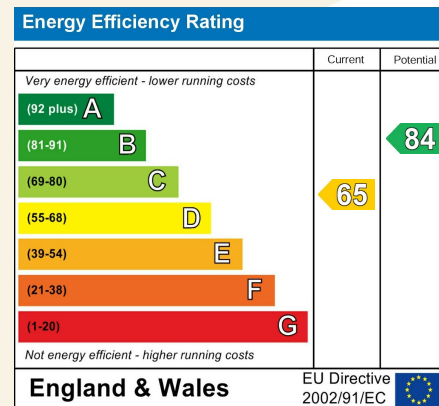
SPACE FOR GARAGE

With inspection pit.

PARKING TO FRONT

DELIGHTFUL COTTAGE GARDEN

As previously mentioned.



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