



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

34, Crossfield Road, Bollington, Cheshire, SK10 5EA

A detached bungalow on a good sized plot that offers great potential to extend, within a short walking distance of local amenities

Price £320,000

Constructed of brick, this detached bungalow offers the discerning purchaser a fabulous home with great potential to extend.

The accommodation briefly comprises on the ground floor a lounge, conservatory, kitchen, bathroom and double bedroom. To the first floor the landing allows access to a further double bedroom. A gas fired central heating system has been installed.

The property enjoys a private rear garden with raised borders, lawn and good sized patio area. To the front of the property, the driveway allows ample hardstanding for several motor vehicles.

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

Directions

From our Bollington office proceed up High Street to the junction with Palmerston Street. Turn left in the direction of Macclesfield, turning left after approximately one and half miles into South West Avenue. After a short distance, turn right into Crossfield Road, where the property can be found on the right hand side.

ACCOMMODATION

GROUND FLOOR

CONSERVATORY 12'10" x 8'7"

UPVC constructed. Tiled floor with under floor heating. Double radiator. Through to:

KITCHEN 13'3" x 10'4"

An excellent range of base, wall and drawer units with formica worktop. Built in fridge freezer, washing machine and dishwasher. Range cooker with stainless steel extractor hood over. Tiled splashbacks. Tiled floor with underfloor heating. Cupboard housing Worcester boiler.

LOUNGE 13'0" x 11'10"

Attractive brick fireplace housing open fire. Laminate flooring. Double radiator. Stairs to first floor.

BEDROOM ONE 13'0" x 11'9"

Laminate flooring, double radiator. French doors to garden.

BATHROOM 7'0" x 5'4"

A white suite comprising; jacuzzi bath with Mira Thermostatic shower over. Wall mounted sink. Low level WC. Wall mounted heated towel rail. Fully tiled walls. Tiled floor.

FIRST FLOOR

LANDING

BEDROOM TWO 15'4" x 8'9"

Double radiator. Velux windows.

OUTSIDE

GARDENS

As previously mentioned.

PARKING

For several motor vehicles.

TENURE

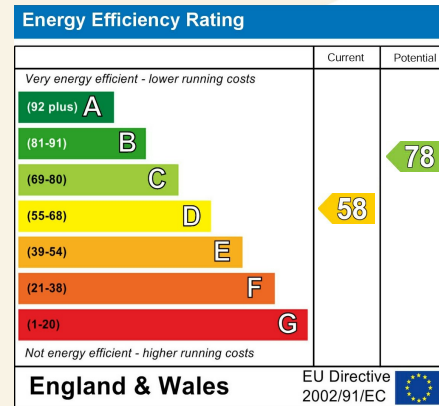
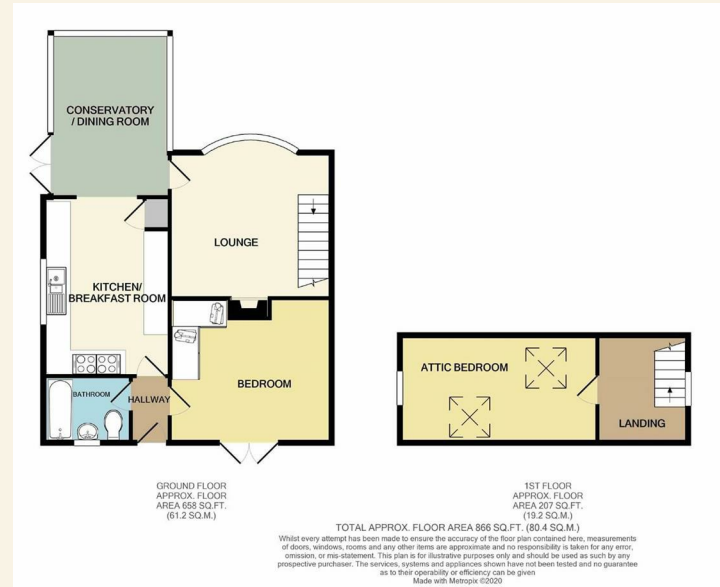
We have been advised by our vendor that the property is Freehold and free from Chief Rent. Interested purchasers should seek clarification of this from their Solicitor.

VIEWINGS

Strictly by appointment through the Agents.

POSSESSION

Vacant possession upon completion.



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MISDESCRIPTIONS ACT 1967

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