



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

25, Hamson Drive, Bollington, Cheshire, SK10 5SS

An extended well maintained three bedroom mews property, with private parking in the heart of Bollington Village.

Asking Price £335,000

Forming part of the popular Oak Bank Development, this delightful three bedroom Mews property has been extended over the years and is offered in good condition throughout.

The accommodation, which is deceptively spacious, briefly comprises on the ground floor: entrance hall, lounge, kitchen and morning room. At first floor level the landing allows access to three good sized bedrooms and a shower room.

The property benefits from double glazing throughout augmented by gas fired central heating.

There is a small walled garden to the front. To the rear of the property there is a fully enclosed south facing garden that is paved for ease of maintenance. Private off road parking.

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, turning right into Palmerston Street. Continue to the mini roundabout taking the first exit into Hamson Drive. Proceed for a short distance where NO25 can be found directly ahead of you.

In detail the property comprises:

ACCOMODATION

GROUND FLOOR

ENTRANCE HALL

Attractive tiled floor, column radiator.

LOUNGE 17'4 x 9'9

Fireplace with log effect fire, column radiator, laminate floor, understairs storage cupboard.

KITCHEN 16'1 x 10'10

Comprising a range of base, eye level and drawer units, attractive working surface, one and a half bowl sink unit with mixer tap, plumbing for dishwasher, wine cooler, space for fridge, Rangemaster cooker comprising five ring gas hob with double electric ovens, stainless steel extractor hood over, column radiator, laminate floor, open to:

MORNING ROOM 13'4 x 8'10

A delightful room with French doors to outside, laminate floor, two sky lights, double radiator.

FIRST FLOOR

LANDING

Deep built in cupboard with shelving.

BEDROOM ONE 15'11 x 11'5

Two double radiators, one double and one single wardrobe.

BEDROOM TWO 9'7 x 9'1

Single wardrobe.

BEDROOM THREE 9'7 x 6'7

Radiator.

SHOWER ROOM

Comprising large walk in shower cubicle, low level WC, vanity wash hand basin with cupboards below, tiled splashback, chrome heated towel rail, shaver point, Expel air extractor fan.

OUTSIDE

Gardens as previously mentioned.

PRIVATE PARKING

COUNCIL TAX
BAND D

VIEWINGS

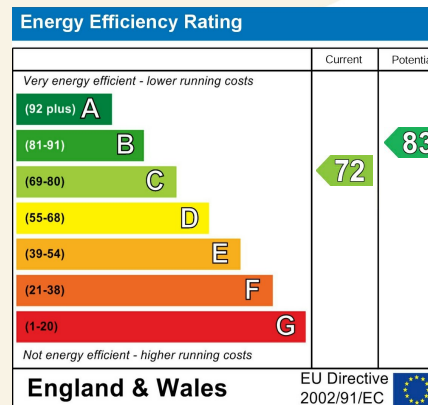
Strictly by appointment through the Agents.

POSSESSION

Vacant possession upon completion.

TENURE

We have been advised that the property is Leasehold with 1000 years remaining.
£100 p/a Ground Rent.
£25 p/a Maintenance.



PRESTBURY OFFICE:
THE VILLAGE,
PRESTBURY,
CHESHIRE SK10 4DG

TELEPHONE: 01625 828254
FACSIMILE: 01625 820019

HEAD OFFICE:
16 HIGH STREET,
BOLLINGTON,
MACCLESFIELD,
CHESHIRE, SK10 5PH
TELEPHONE: 01625 560535
FACSIMILE: 01625 574445



MISDESCRIPTIONS ACT 1967

These particulars, whilst believed to be accurate are set out for guidance only and do not constitute any part of any offer or contract – intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise to their accuracy. No person in the employment of Holmes-Naden Estate Ltd. has the authority to make or give any representation or warranty in relation to the property.

