



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# 27a, Vine Street, Bollington, Macclesfield, SK10 5QB

A first floor apartment occupying a cul-de-sac location, within walking distance of the Village and local amenities. Parking for two vehicles.

## Guide Price £172,000

Constructed of brick this apartment is on the first floor of a block of apartments, and is in need of some updating. The property is tucked away at the end of Vine Street, occupying a pleasant cul-de-d-sac location. There is a wooded aspect to the rear and a view up towards White Nancy.

The accommodation is laid out for ease of management and in brief comprises private entrance to an inner vestibule with stairs leading to the first floor and lounge, kitchen area plus two bedrooms and a bathroom. There is a gas fired central heating system augmented by uPVC glazed windows.

The property enjoys off road parking for two 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, turning right into Palmerston Street. Continue to the mini-roundabout taking the fourth exit into Church Street. Take the first right turning into Vine Street where the property can be found at the end of the cul-de-sac on the left hand side.

### ACCOMMODATION

#### GROUND FLOOR

##### ENTRANCE VESTIBULE

Cupboard housing meter, window to front elevation, stairs to:

#### FIRST FLOOR

##### LOUNGE 16'6 x 8'07

Deep cupboard housing Vaillant gas fired boiler, two single radiators, two wall lights, telephone point, tv aerial, access to loft, window to front elevation.

##### KITCHEN AREA 7'5 x 6'09

Comprising Beech base and wall units, stainless steel sink unit with mixer tap, electric oven, four ring gas hob with extractor hood over, plumbing for washing machine, space for fridge, Formica working surface, ceiling light.

##### BEDROOM ONE 11' x 9'08

Radiator, ceiling light, window to rear elevation.

##### BEDROOM TWO 9'11 x 7.2

Radiator, windows to front and rear elevations.

##### BATHROOM

Panelled bath with shower over and part tiled walls, low level WC, wash hand basin with mixer tap in vanity unit with cupboards below, tiled splashback, ceiling light, radiator, laminate flooring, window to rear elevation.

##### OUTSIDE

##### GARDEN TO FRONT

As previously mentioned.

##### VIEWINGS

Strictly by appointment through the Agents.

##### POSSESSION

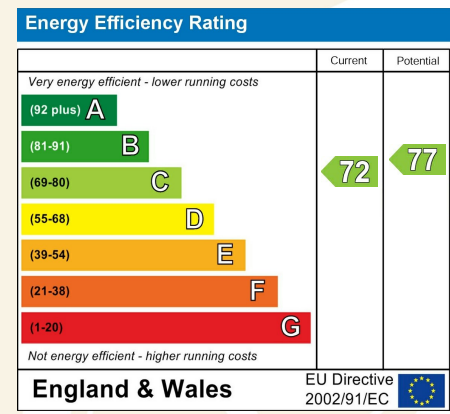
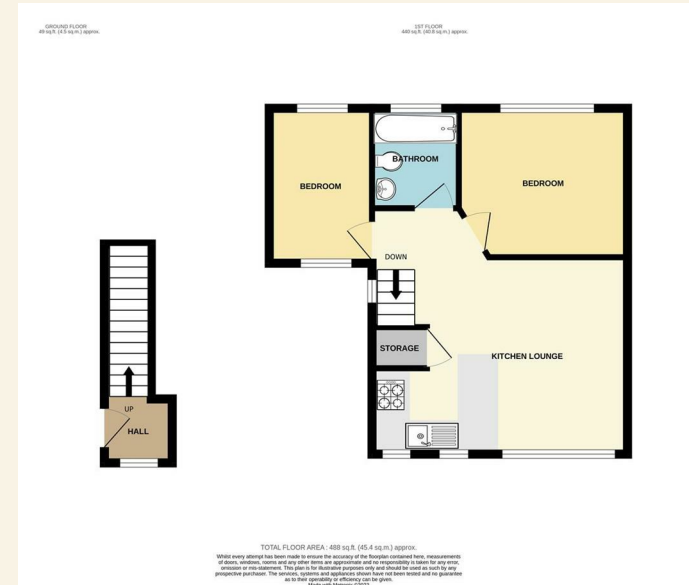
Vacant possession upon completion.

##### COUNCIL TAX

BAND B

##### TENURE

We have been advised that the property is Leasehold. Ground Rent to be confirmed.



**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.

