



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

12, Calder Close, Bollington, Cheshire, SK10 5LJ

A beautifully situated detached bungalow, standing on an extensive corner plot with stunning views to the rear.

Guide Price £450,000

Occupying a superb location in Sutton we are pleased to offer for sale this substantial detached bungalow, with extensive wrap around garden and superb views to the front over the surrounding hills and countryside. The property is laid out for ease of maintenance and has uPVC windows throughout, augmented by a gas fired central heating boiler.

The property is located within a short walking distance of local amenities and briefly the accommodation comprises entrance hall, L shaped lounge, breakfast kitchen with dining area and conservatory. There is an inner hall giving access to two good sized bedrooms and a spacious bathroom/wet room.

Outside to the front of the property the garden is partly laid down to lawn with shrubs and steps to the front door. The driveway allows ample hardstanding for motor vehicles and leads to a single garage. The wrap-around garden comprises, for ease of maintenance, two delightful patio areas, a large gravelled area and abundantly stocked flower borders .

There is a wide range of shopping, travel, educational and recreational facilities available in nearby Macclesfield. Access points to the motorway network, InterCity Rail Travel and International Airport are all within 30 minutes drive of the property.

Directions:

From our Bollington Office proceed up High Street turning left into Palmerston Street. Proceed towards Macclesfield, taking the first exit onto the Silk Rd/A523. Continue at the next 3 roundabouts on the A523. Turn left onto Byrons Lane, then left onto Jarman, then right onto Trinity Lane. The property can be found on the right hand side.

ACCOMMODATION

FIRST FLOOR

ENTRANCE HALL

Built in cloaks cupboard housing gas and electricity meters.

L SHAPED LOUNGE 17'5 x 16'11 overall

Bright and spacious room with pebble effect remote controlled living flame gas fire, double radiator.

BREAKFAST KITCHEN 19'0 x 12'0 overall

Comprising an excellent range of white high gloss base, eye level and drawer units, attractive working surface, integrated freezer, built in electric oven and microwave, plumbing for dishwasher, four ring gas hob with extractor hood over, one and a half bowl single drainer sink unit with mixer tap, built in cupboard, column radiator.

CONSERVATORY 12'2 x 11'3

Double radiator, French doors leading to the rear garden.

INNER HALL

Access to loft.

BEDROOM ONE 12'1 x 10'5

Two double built in wardrobes, double radiator.

BEDROOM TWO 10'4 x 9'0

Double radiator, views.

BATHROOM/WETROOM 8'2 x 5'10

Walk in shower, wall mounted wash hand basin, low level WC, panelled bath, chrome heated towel rail, fully tiled walls.

GARDENS

As previously mentioned.

DRIVEWAY

Parking for two motor vehicles.

COUNCIL TAX

BAND D

VIEWINGS

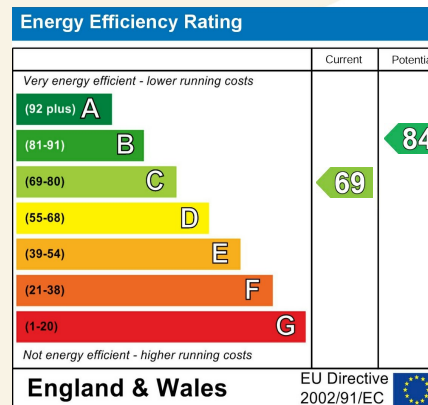
Strictly by appointment through the Agents.

POSSESSION

Vacant possession upon completion.

TENURE

We have been advised that the property is Freehold and free from chief rent.
Interested purchasers should seek clarification of this from their Solicitors.



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MISDESCRIPTIONS ACT 1967

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