



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# 4, Sandy Close, Bollington, Cheshire, SK10 5DT

A spacious, well presented, semi-detached property in a sought after cul-de-sac location. NO ONWARD CHAIN.

## Asking Price £385,000

Constructed of brick, this semi-detached property offers spacious and versatile accommodation which is well presented throughout and occupies a convenient location close to local amenities and schools.

The accommodation on the ground floor comprises a porch, hall, lounge, dining room, breakfast kitchen with access to integral garage. To the first floor the landing allows access to three good sized bedrooms, all of which have fitted furniture and the master bedroom has a walk-in double shower cubicle. There is a good sized recently refitted family bathroom. The whole of the accommodation is warmed by gas fired central heating augmented by fully double glazed units throughout.

Outside, to the front of the property there is a block paved driveway providing parking for two motor vehicles and access to the garage. To the rear of the property there is a good sized stone paved patio and leading to a garden laid mainly to lawn with apple trees, shrubs and flowers. Beyond there is a shed with surround decking. The gardens are enclosed by mature hedging and enjoy a good degree of privacy.

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

### ACCOMMODATION

#### GROUND FLOOR

#### PORCH

#### HALLWAY

Single radiator.

#### LOUNGE 13' x 14'2

Attractive stone feature fireplace with stone hearth and open grate. Laminate flooring. 3 wall light points. 2 double radiators.

#### DINING ROOM 16'3 x 11'4

Ceiling spotlights. 2 double radiators. Laminate flooring. Double patio doors to garden. Door to kitchen.

#### KITCHEN 12'5 x 10'10

With a range of base, eye level and drawer units, Formica working surface, one and a half bowl single drainer sink unit with mixer tap, plumbing for washing machine, integral electric oven with separate integral grill, four ring gas hob with extractor hood over, integral microwave, integrated dishwasher, integrated fridge, breakfast bar with cupboard under, ceiling spotlights, double radiator, door to outside, door to garage.

#### FIRST FLOOR

#### LANDING

Fitted wardrobe.

#### BEDROOM 1 17'3 x 10'2

Double radiator. Door to Balcony with wrought iron railings and delightful views.

#### EN-SUITE 9'8 x 7'2

Amtico flooring. Large shower cubicle. Wash hand basin with cupboard under.

#### BEDROOM 2 14 '5 x 12'4 overall

Single radiator. Fitted wardrobes. Cupboard housing gas central heating combi boiler.

#### BEDROOM 3 12'1 x 9'8

Double radiator. Fitted wardrobe. Laminate flooring.

#### BATHROOM 8'10 x 6'1

Bath with shower over, shaped wall mounted wash hand basin with cupboard under, low level WC, wall mounted chrome heated towel rail, fully tiled walls.

#### OUTSIDE

### GARDENS

As previously mentioned.

### GARAGE

With up and over door, electric light and power, fitted cupboards, double radiator, door to small shed with electric power, door to kitchen.

### TENURE

We have been advised by our vendors that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitor.

### COUNCIL TAX

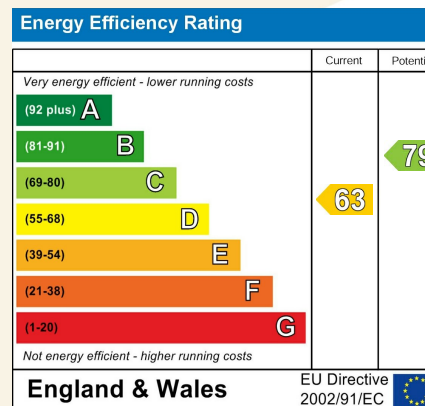
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### VIEWINGS

Strictly by appointment through the Agents.

### POSSESSION

Vacant possession upon completion.



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### MISDESCRIPTIONS ACT 1967

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