



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

4, Hurst Lane, Bollington, Cheshire, SK10 5LN

A unique period stone constructed detached bungalow, centrally located with parking, garage and workshop.. Stunning views over Bollington Cricket Ground and the canal.

Guide Price £410,000

Constructed of stone, this substantial and picturesque dormer bungalow offers the discerning purchaser a fabulous and unique home, located in the centre of Bollington village.

The accommodation briefly comprises on the ground floor: Hallway, lounge, study/small bedroom, kitchen with patio doors to garden, dining room, double bedroom and shower room to the ground floor. To the first floor the landing allows access to a galleried library and a second double bedroom. A gas fired central heating system has been installed.

The property is approached by a Yorkshire flagged drive, which provides parking and access to the detached double garage with workshop to the rear. The beautiful landscaped gardens enjoy a patio, an ample sized lawn and abundantly stocked borders with flowers, shrubs and trees. A special mention must be made of the fabulous views over the Cricket ground and towards the canal.

An internal inspection is highly recommended to appreciate this beautiful and unique home.

There is a wide range of shopping, travel, educational and recreational facilities available in Bollington and nearby Macclesfield. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 30 minutes drive of the property.

Directions:

From our Bollington office proceed up High Street to the junction with Palmerston Street. Turn left in the direction of Macclesfield, passing through the traffic lights at the aqueduct bridge, turning next left into Hurst Lane. The property can be found on the left hand side.

GROUND FLOOR

L SHAPED ENTRANCE HALL

2 single radiators.

LOUNGE 13' x 11'8

Fireplace with brick inset and timber mantel. Picture rail. Double radiator. Bay window with fabulous views across to the recreation and cricket ground.

DINING ROOM 11'9 x 11'9

Picture rail. Built-in corner display unit. Double radiator. Bay window with delightful views.

BEDROOM 1 14'10 x 12'

Excellent range of 3 double and 2 single fitted wardrobes. Stone exposed wall. Double radiator.

KITCHEN 12'3 x 10'8 overall

Range of base, eye level and drawer units, formica worktop, built-in electric double oven, 4 ring electric hob and extractor hood over, dishwasher, Bosch washer/dryer, stainless steel sink unit with mixer tap, fridge and freezer. Patio doors to garden.

SHOWER ROOM/WC

Shower cubicle. Wall mounted wash basin. Low level WC. Chrome heated towel rail. Built-in cupboard with shelving.

STUDY/ BEDROOM 3 8'6 x 7'

Two built-in cupboards, one housing combi boiler. Double radiator.

FIRST FLOOR

GALLERIED LIBRARY 17'10 x 8'5

Wooden floor and wood panelled walls. Double radiator. Extensive eaves storage.

BEDROOM 2 12'9 x 8'3

Double radiator. Extensive eaves storage.

OUTSIDE

Delightful well planted and lawned garden, as previously mentioned. Patio to the side.

DETACHED DOUBLE GARAGE

Large double garage and small workshop with potential for conversion to studio apartment or home office. Stone paved drive.

TENURE

We have been advised that the property is Freehold.

POSSESSION

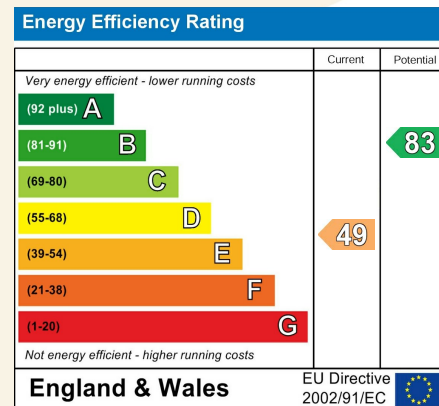
Vacant possession upon completion.

VIEWINGS

Strictly by appointment through the Agents.

COUNCIL TAX

BAND E



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