



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# 46, Palmerston Street, Bollington, Cheshire, SK10 5PX

A mid-terraced cottage with private rear courtyard.

## Asking Price £170,000

Constructed of stone, this picturesque terraced cottage offers the discerning purchaser a charming home within walking distance of local amenities.

The accommodation briefly comprises on the ground floor lounge, modern kitchen with stainless steel built-in appliances, and a well appointed bathroom/WC. To the first floor the landing allows access to a master bedroom with built-in wardrobe. A new combination gas fired central heating system has been installed. The window to the front elevation have recently been replaced together with the front door.

There is a private enclosed stone flagged courtyard to the rear.

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

### ACCOMMODATION

#### GROUND FLOOR

##### LOUNGE 14'0" x 9'0"

With radiator, meter cupboard, leaded windows and stairs to first floor.

##### KITCHEN 12'0" x 5'9" (excluding 7'0" recess)

Comprising a range of wood units including base cupboards and worktops, built-in stainless steel four ring gas hob with stainless steel extractor hood over, built-in stainless steel oven, stainless steel sink unit, radiator, access to roof space, ceramic tiled flooring, leaded windows, half tiled walls and stable door to private garden.

##### BATHROOM/WC

A white suite with chrome fittings comprising: Panelled bath with thermostatic shower over, pedestal wash hand basin and low level WC. Part tiled walls, extractor fan, halogen lighting, radiator, stainless steel fitted wall furniture, ceramic tiled floor and heated towel rail. Velux window

#### FIRST FLOOR

#### LANDING

##### MASTER BEDROOM 12'7" x 9'0" (into recess)

With radiator, access to roof space, cupboard housing combination gas fired central heating boiler, fitted wardrobe and leaded window.

#### OUTSIDE

##### PRIVATE REAR COURTYARD

#### VIEWINGS

Strictly by appointment through the Agents.

#### POSSESSION

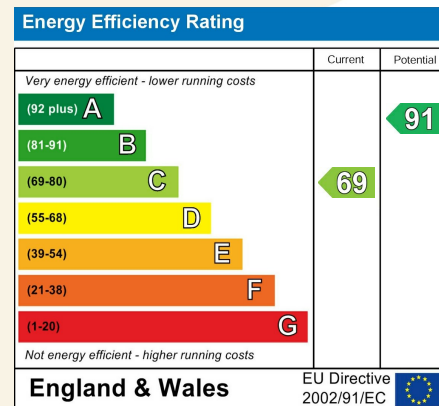
Vacant possession upon completion.

#### COUNCIL TAX

BAND A

#### TENURE

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



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