



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

21, Lowerhouse Road, Bollington, Cheshire, SK10 5WG

An attractive four bedroom detached property, built to an exacting specification by Rowlinsons builders of excellent repute. Stunning views across open countryside.

£475,000

The Lowerhouse Green Development is a bespoke collection of premium homes. Constructed to an exacting specification, this striking stone and brick detached property benefits from light and airy accommodation throughout, with high quality fixtures and fittings and a generous sized garden which is laid mainly to lawn and fully enclosed. The front is enhanced by a flower border, whilst to the side and front of the property there is a large driveway with ample parking for several motor vehicles. Particular mention must be made to the outstanding views over open countryside.

In brief the accommodation comprises on the ground floor entrance hallway, lounge, breakfast kitchen, cloakroom. Whilst at first floor level the landing allows access to master bedroom with en-suite, three further good sized bedrooms and family bathroom.

Only by an internal inspection will one be able to fully appreciate the quality of the build and the countryside location.

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

Directions:

From our Bollington Office proceed towards Macclesfield for approximately one mile, turning right into Albert Road. Continue for approximately half a mile upon reaching the Lowerhouse Development. Number 21 can be found at the head of the development on the left hand side.

ACCOMMODATION

GROUND FLOOR

HALLWAY 9'2 x 7'1

Stairs to first floor.

CLOAKROOM 4'11 x 3'4

Comprising vanity wash hand basin with cupboards below, low level WC, half tiled walls, single radiator.

LOUNGE 22'5 x 11'1

With bay window to front elevation, French doors to rear garden, radiator.

KITCHEN 16'4 x 9.6

Comprising an excellent range of high gloss base. eye level and drawer units, attractive work surfaces, inset sink with mixer tap, induction hob with extractor hood over, built in double electric oven/ microwave, integrated dishwasher, integrated fridge freezer, integrated washing machine & dryer, breakfast bar, radiator, French doors to outside.

DINING AREA 13'12 x 8'11

Radiator.

FIRST FLOOR

LANDING

Access to partly boarded loft with loft ladders, picture window, radiator.

BEDROOM ONE 11'9 x 10'11

A light and airy room with bay window, built in wardrobes, radiator.

EN-SUITE 7'8 x 3'10

Comprising shower cubicle, low level WC, floating wash hand basin with mixer tap, chrome heated rail/radiator, tiled floor and walls.

BEDROOM TWO 12'6 x 9'0

Single radiator.

BEDROOM THREE 9'11 x 9'0

Single radiator.

BEDROOM FOUR 11'1 x 6'6

Single radiator.

BATHROOM 11'1 x 6'6

Comprising panelled bath with shower over, glass side screen, low level WC, floating sink with drawer below and mixer tap, chrome radiator/towel rail, tiled walls, tiled floor.

OUTSIDE

Gardens as previously mentioned.

TWO PARKING SPACES

ELECTRIC CHARGING POINT

TENURE

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

COUNCIL TAX

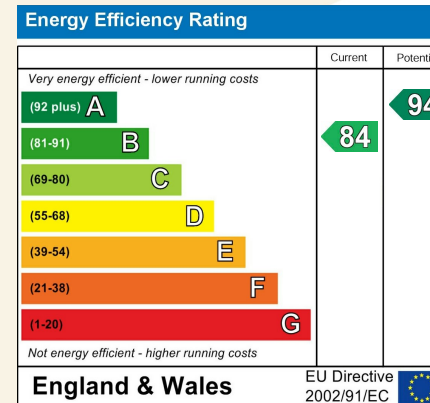
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VIEWINGS

Strictly by appointment through the Agents.

POSSESSION

Vacant possession upon completion.



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MISDESCRIPTIONS ACT 1967

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