



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

23, Water Street, Bollington, Cheshire, SK10 5PA

A stone mid terraced two bedroom cottage occupying a sought after location. Private terraced rear garden and stone outhouse..

£215,000

This mid-terraced stone period property offers deceptively spacious accommodation especially at first floor level. On entering the property you are welcomed by an open plan living room/breakfast kitchen. At first floor level there are two double bedrooms and a good sized bathroom. The whole of the accommodation benefits from hardwood double glazed sash windows augmented by a gas fired central heating system.

Outside the cottage benefits from a private terraced rear garden comprising gravelled area and stone pathways, as well as a stone built outhouse.

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

Directions:

From our Bollington Office proceed down High Street turning right into Water Street where the property can be found after a short distance on the left hand side.

ACCOMMODATION

GROUND FLOOR

LOUNGE 12' x 11'

Comprising a log burner effect gas fire has been recessed into Cheshire brick fireplace, central staircase, cupboard housing meters, double radiator, single radiator.

BREAKFAST KITCHEN 12'5 x 12'4

Comprising a good range of base, eye level and drawer units, one and a half stainless steel sink unit with mixer tap, built in electric oven. four ring gas hob with extractor hood over, washing machine, integrated fridge, stable door to outside.

STAIRCASE

FIRST FLOOR

LANDING

Access to loft.

BEDROOM ONE 17' x 12'1

Double radiator, built in wardrobe, single radiator.

BEDROOM TWO 11'10 x 7'4'

Double radiator.

BATHROOM

Comprising pannelled bath with shower over & glass shower panel, low level WC, pedestal wash hand basin, cupboard housing combination boiler, radiator.

OUTSIDE

Gardens & stone built outhouse as previously mentioned.

POSSESSION

Vacant possession upon completion.

VIEWINGS

Strictly by appointment through the Agents.

COUNCIL TAX

BAND B

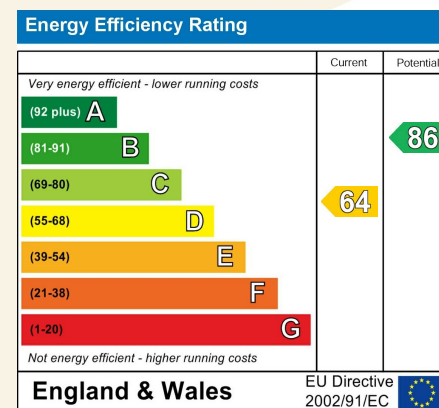
TENURE

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

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MISDESCRIPTIONS ACT 1967

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