



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

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

A stone mid terraced cottage occupying a sought after location with terraced garden.

£239,000

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.

### 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

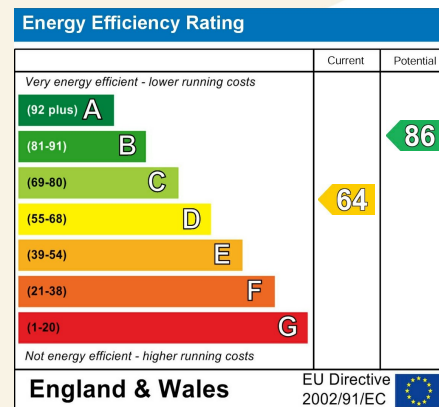
#### TENURE

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

**PRESTBURY OFFICE:**  
THE VILLAGE,  
PRESTBURY,  
CHESHIRE SK10 4DG

TELEPHONE: 01625 828254  
FACSIMILE: 01625 820019

**HEAD OFFICE:**  
16 HIGH STREET,  
BOLLINGTON,  
MACCLESFIELD,  
CHESHIRE, SK10 5PH  
TELEPHONE: 01625 560535  
FACSIMILE: 01625 574445



**MISDESCRIPTIONS ACT 1967**

These particulars, whilst believed to be accurate are set out for guidance only and do not constitute any part of any offer or contract – intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise to their accuracy. No person in the employment of Holmes-Naden Estate Ltd. has the authority to make or give any representation or warranty in relation to the property.

