



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

7, South West Avenue, Bollington, Cheshire, SK10 5DX

A recently renovated and extended beautifully presented semi-detached property in a delightful location . South Westerly facing rear garden.

Open To Offers £495,000

We are pleased to bring to the open market this recently renovated and extended semi-detached property.

On entering the property you are welcomed by a spacious and bright entrance hall, leading to a boot room, utility area, cloakroom, family room with French doors to outside, lounge with log burning stove and a very impressive open plan breakfast kitchen/living area with five bi-folding doors leading to the garden and benefitting from magnetic blinds.

At first floor level the landing allows access to a master bedroom with en-suite, three further good sized bedrooms and a family bathroom. The whole of the accommodation is warmed by a combination gas fired central heating system augmented by uPVC double glazed windows and doors throughout.

The property enjoys a south westerly aspect to the rear where the garden is of a good size and comprises a large stoned paved patio area, lawn and flower borders all of which are fully enclosed. To the front of the property there is a block paved driveway providing parking for two to three motor vehicles.

We would strongly recommend an internal inspection of this delightful property in order to fully appreciate the superb accommodation provided within.

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

Directions:

From our Bollington Office turn left out of High Street and proceed towards Macclesfield. After approximately one mile turn left into South West Avenue where No 7 can be found on the right hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Oak effect floor, staircase off, double radiator.

BOOT ROOM 6'4 x 4'3

Attractive oak effect floor, double radiator.

CLOAKROOM

Low level WC, vanity wash hand basin with cupboards below, oak effect floor, expel air extractor fan.

UTILITY AREA

Base and eye level units, Formica working surface, resin sink unit with mixer tap, plumbing for washing machine, double radiator.

FAMILY ROOM 10'5 x 9'3

Oak effect floor, French doors to outside, double radiator.

SUPERB OPEN PLAN BREAKFAST KITCHEN/LIVING AREA 18'8 x 16'6

A fabulous room comprising an excellent range of base, eye level and drawer units with rose gold hardware, attractive working surface, resin one and a half sink unit with rose gold mixer tap, integrated dishwasher, space for fridge freezer, breakfast bar with cupboard below and space for wine cooler, five bi-folding doors with built in magnetic blinds, three sky lights, views over the rear garden , attractive oak effect floor, radiator.

LOUNGE 12'9 x 12'7

Attractive fireplace with log burning stove and timber mantle, bay window, double radiator.

FIRST FLOOR

LANDING

Skylight, cupboard housing Vaillant gas central heating boiler.

BEDROOM ONE 13'1 x 11'6

Double radiator.

EN-SUITE SHOWER ROOM

With walk in shower, vanity wash hand basin with cupboards below, low level WC, expel air extractor fan, chrome heated towel rail.

BEDROOM TWO 11'4 x 9'5

Access to loft, double radiator.

BEDROOM THREE 11'5 x 8'6

Double radiator.

BEDROOM FOUR 11'3 x 8'7

Double radiator.

FAMILY BATHROOM

Comprising panelled bath with shower attachment and glass fixed shower screen, vanity wash hand basin with cupboards below, WC with concealed cistern, part tiled walls, tiled floor, chrome towel rail.

OUTSIDE

Gardens as previously mentioned.

GARDEN SHED

COUNCIL TAX

BAND C

POSSESSION

Vacant possession upon completion.

VIEWINGS

Strictly by appointment through the Agents.

TENURE

We have been advised that the property is Freehold and free from chief rent. Interested purchasers should seek clarification of this from their Solicitor.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MISDESCRIPTIONS ACT 1967

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