



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# 35, Hurst Lane, Bollington, Cheshire, SK10 5LT

A well presented semi-detached property, enjoying south westerly facing gardens to the rear and stunning views to the front over open countryside.

## Guide Price £395,000

We are pleased to be able to offer for sale this delightful semi-detached property, which has been in the same ownership for many years.

Occupying a sought after location, 35 Hurst Lane enjoys stunning far reaching views to the front and a south westerly aspect to the rear.

In brief the accommodation comprises on the ground floor entrance hall, lounge, dining room and kitchen. Whilst at first floor level the landing allows access to three bedrooms and a modern shower room. The property is warmed a by gas fired central heating system augmented by uPVC double glazed windows throughout.

The property is situated well back off Hurst Lane and enjoys a lawned garden to the front with flower borders and mature trees. The adjacent driveway allows ample hardstanding for several motor vehicles and leads to the single garage. The rear garden compliments the property suitably again being laid mainly to lawn, with abundantly stocked flower borders all of which is fully enclosed.

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

Directions:

From our Bollington Office proceed up High Street turning left into Palmerston Street. Proceed towards Macclesfield for approximately a quarter of a mile, turning left into Hurst Lane just by the Civic Hall. Continue over the canal bridge and after a short distance along the property can be found on the right hand side.

### ACCOMMODATION

#### GROUND FLOOR

##### RECEPTION HALL

Good sized Reception Hall with stairs to first floor, double radiator.

##### LOUNGE 14'3 x 12'10

Stone fireplace with slate hearth and timber mantle, bay window enjoying delightful views over far reaching countryside, double radiator.

##### DINING ROOM 10'6 x 8'5

Sliding patio doors to rear garden, double radiator.

##### KITCHEN 9'4 x 8'5

Comprising an excellent range of base, eye level and drawer units, Laminate working surface, single drainer stainless steel sink unit with mixer tap, built in electric Bosh double over with four ring gas hob and extractor hood over, integrated fridge, integrated freezer, integrated microwave, integrated dishwasher, built in cupboard, part tiled walls, tiled floor, door to outside.

#### FIRST FLOOR

##### LANDING

Access to loft.

##### BEDROOM ONE 12' x 8'5 (plus recess in wardrobes)

Excellent range of fitted furniture incorporating one single and two double wardrobes, drawer unit, bedside cabinets, double radiator.

##### BEDROOM TWO 10'9 x 10'

Comprising a range of built in wardrobes, centre dressing table unit with drawers below, double radiator.

##### BEDROOM THREE L SHAPED 8'6 (overall) x 6'7

Built in cupboard, double radiator.

##### SHOWER ROOM

Comprising double walk in shower, pedestal wash hand basin, low level WC, tiled floor, double radiator.

#### OUTSIDE

## GARDENS AS PREVIOUSLY MENTIONED

### DETACHED SINGLE GARAGE

With up and over door.

### POSSESSION

Vacant possession upon completion.

### TENURE

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

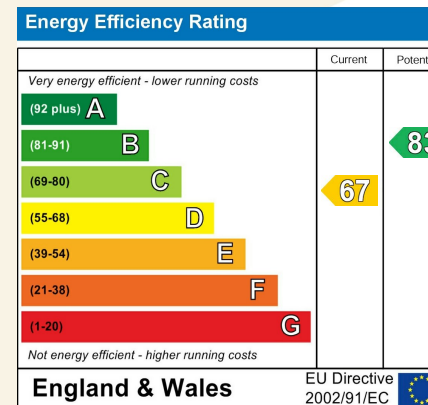
Ground rent is £12 pa.

### VIEWINGS

Strictly by appointment through the Agents.

### COUNCIL TAX

BAND C



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#### MISDESCRIPTIONS ACT 1967

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