



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

Romano Cottage, 5, Jackson Lane, Bollington, Kerridge, Cheshire, SK10 5BE

A beautifully renovated larger than average end-terraced cottage enjoying well balanced accommodation with large well-manicured gardens and the added benefit of off-road parking and garage.

Guide Price £399,995

Constructed of stone, this beautifully renovated Victorian cottage offers the discerning purchaser a magnificent home in an idyllic location yet within short distance of Bollington's extensive facilities.

The accommodation briefly comprises an enclosed porch, lounge with feature fireplace and log burner, 14' sitting room enjoying half panelled walls, impressive recently fitted dining kitchen with an abundance of built-in appliances, and a separate utility/WC. To the first floor the landing with study area allows access to two bedrooms and a beautifully fitted bathroom/WC. To the second floor there is an occasional bedroom 3. A gas fired central heating system has been installed.

An internal inspection is highly recommended to appreciate the size, space and quality of this beautifully renovated home.

The property is set back off Jackson Lane and enjoys an enclosed cottage garden to the front. The large rear garden is of an excellent size, laid mainly down to lawn with well stocked borders, shrubs, mature and specimen trees and flagged patio areas. The cottage enjoys private parking and garage with access from Grimshaw Lane.

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 to the junction with Chancery Lane. Bear right to the junction with Grimshaw Lane and Jackson Lane. Turn left into Jackson Lane where the property can be found after a short distance on the right hand side.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

With quarry tiled floor.

LOUNGE 13'5 x 10'4

With hardwood flooring, exposed stone chimney breast and hearth with log burner, radiator.

SITTING ROOM 14' x 13'5 (overall)

With half panelled walls, two radiators, stairs to first floor, hardwood floor.

DINING KITCHEN 15'3 x 9'5 (average measurements)

With new Shaker style units including base cupboards and drawers, wall cupboards and hardwood worktops, oven/grill, five ring gas hob, wine fridge, plumbing for dishwasher, enamel sink unit, part tiled walls, tiled floor, exposed beam, radiator, dining area with storage bench, cupboard with gas boiler, French doors to garden.

UTILITY/WC

With low level WC, plumbing for washing machine, radiator, tiled floor, sink unit.

FIRST FLOOR

LANDING

With stairs to second floor, built-in storage, study area with bench storage.

BEDROOM 1 13'4 x 10'8

With exposed floorboards, radiator, stone fireplace with log burner, delightful views.

BEDROOM 2 8' x 7'3

With views over the rear garden, radiator, exposed and painted floorboards.

BATHROOM/WC

A well appointed suite enjoying freestanding bath, pedestal wash hand basin, low level WC, radiator/towel rail, part tiled walls, tiled floor.

SECOND FLOOR

OCCASIONAL BEDROOM 3 11'8 x 9'2 (limited headroom)

This room is not classed as a permanent bedroom but could be used occasionally and would need building regs for permanent use. With radiator.

OUTSIDE

GARDENS

As previously mentioned,

TENURE

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

POSSESSION

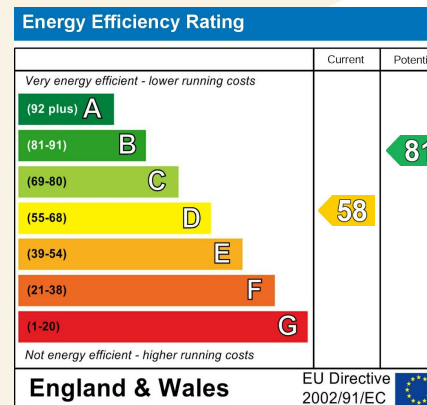
Vacant possession upon completion.

VIEWINGS

Strictly by appointment through the Agents.

COUNCIL TAX

BAND C



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MISDESCRIPTIONS ACT 1967

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