



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# 4, Clarence Terrace, Bollington, Macclesfield, Cheshire, SK10 5LD

A mid-terrace cottage occupying a sought after location, presented to the highest of standards with gardens to front and rear.

£325,000

Constructed of brick, this impressive, beautifully presented property offers the discerning purchaser a stunning home ready for immediate occupation.

The accommodation briefly comprises on the ground floor a lounge with period cast iron fireplace, generously sized dining room and a separate bespoke kitchen. To the first floor the landing allows access to two well proportioned bedrooms and a beautifully appointed and refitted bathroom/w.c.

The property has the added benefit of a spacious occasional room, taking full advantage of the loft space with extra eaves storage.

A Vaillant combination condensing gas fired central heating system has been installed and solid oak floors have been fitted to the lounge and dining room.

The property is situated on Clarence Terrace and enjoys a larger than average garden to the front with abundantly stocked flower beds, ornamental pond and flagged pathways.

To the rear of the property there is a well stocked garden with numerous flowers, shrubs and alpiners.

An internal inspection is highly recommended to appreciate the fine merits it has to offer.

There is a wide range of shopping, travel, educational and recreational facilities available in Bollington and nearby Macclesfield. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 30 minutes drive of the property.

## ACCOMMODATION

### GROUND FLOOR

#### LOUNGE 12'2" x 12'0"

With radiator, period cast iron fireplace with open grate and stone hearth, built-in cupboard housing electric meter, television point, solid oak floor.

#### DINING ROOM 12'0" x 11'7" (overall)

With understairs storage cupboard, stairs to first floor, radiator, telephone point, wall mounted plate shelf, solid oak floor.

#### KITCHEN 11'10" x 7'7"

Recently fitted by a local bespoke kitchen design company with an excellent range of wooden based cupboards and drawers, wall mounted cupboards with hand painted finish and a solid oak work surface.

There is a double belfast-style sink with mixer tap. Also built in are dishwasher, fridge/freezer and extractor hood all made by Neff.

Mexican tiled floor, plumbing for washing machine and stable door to rear garden.

### FIRST FLOOR

#### LANDING

#### BEDROOM ONE 12'0" x 12'0"

With radiator, period style cast fireplace.

#### BEDROOM TWO 11'10" x 7'7"

With radiator, period cast style fireplace.

#### BATHROOM/WC

Comprising white suite incorporating free standing bath with power shower, pedestal wash hand basin, low level w.c, chrome heated towel rail.

### SECOND FLOOR

**OCCASIONAL ROOM 11'4" x 11'0"**

With skylight, eaves storage, 2 wall light points

**OUTSIDE**

Gardens larger than average to front and private courtyard garden at the rear.

**COUNCIL TAX**

BAND C

**VIEWINGS**

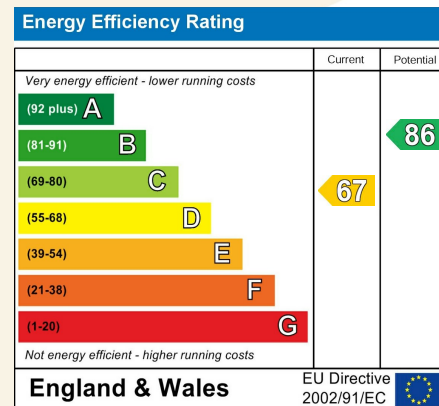
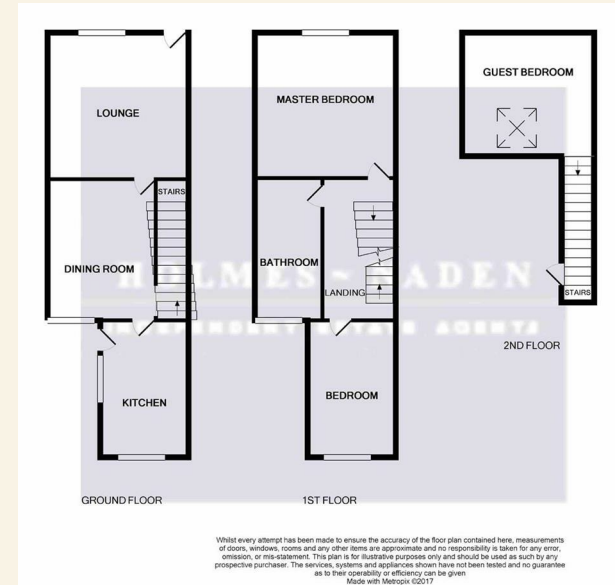
Strictly by appointment through the Agents.

**TENURE**

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

**POSSESSION**

Vacant possession upon completion.



**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



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