



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# 12, Lowerhouse Road, Bollington, Cheshire, SK10 5WG

Presented to the highest of standards, a three bedroom semi-detached property with good sized rear garden and views over countryside.

## Asking Price £399,000

Constructed to an exacting specification by Rowlinsons, builders of excellent repute, this semi-detached property benefits from light and airy accommodation and a generous sized garden on the fringe of open countryside. The high level of quality of the fixtures and fittings is evident throughout.

In brief the accommodation comprises on the ground floor entrance hall, cloakroom/wc, lounge and kitchen dining room, whilst at first floor level there are three bedrooms, the master bedroom with en-suite shower and a well fitted family bathroom. The property benefits from double glazed windows throughout augmented by a gas fired central heating system. To the front of the property there is a small garden and to the side there is a driveway providing off road parking facilities. To the rear of the property there is a generous sized garden which is laid mainly to lawn with abundantly stocked flower borders, patio area and two garden sheds.

Particular mention must be made of the stunning views over countryside to the rear of the property and we would strongly recommend an internal inspection of this delightful home in order to fully 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.

#### Directions:

From our Bollington Office proceed towards Macclesfield for approximately one mile, turning right into Albert Road. Turn left into Lowerhouse Road where number 12 can be found after a short distance on the right hand side.

#### ACCOMMODATION

##### GROUND FLOOR

##### **ENTRANCE HALL 13'11 x 4'1**

Attractive oak effect floor, radiator.

##### **CLOAKROOM/WC**

Comprising low level WC, wall mounted wash basin with cupboards below, radiator.

##### **LOUNGE 17'11 x 10'8**

Attractive fire surround, oak effect floor, radiator.

##### **KITCHEN/DINING ROOM 18'4 x 11'7**

Comprising an excellent range of base, eye level and drawer units, attractive working surface, integrated fridge freezer, integrated dishwasher, integrated washing machine/dryer, built in electric oven with four ring gas hob and extractor hood over, cupboard housing combination gas fired central heating boiler, French doors to outside, delightful views over the rear garden

##### FIRST FLOOR

##### **LANDING**

Access to loft via ladder which is fully boarded with power and shelves to eaves.

##### **BEDROOM ONE 15'6 x 9'10**

Radiator.

##### **EN-SUITE SHOWER ROOM**

Comprising shower cubicle, low level WC, pedestal wash hand basin, heated towel rail, attractive tiled floor and fully tiled walls.

##### **BEDROOM TWO 10'3 x 9'10**

Radiator.

##### **BEDROOM THREE 9'2 x 8'0**

Radiator.

##### **BATHROOM 8'0 x 6'8**

Panelled bath with shower over, low level WC, pedestal wash hand basin, attractive tiled floor, fully tiled walls., radiator.

**GARDENS**

As previously mentioned.

**OFF ROAD PARKING**

**TWO GARDEN SHEDS**

**TENURE**

We have been advised that the property is Leasehold.

The ground rent is £250 p.a.

Ground Maintenance is £185 p.a

**VIEWINGS**

Strictly by appointment through the Agents.

**POSSESSION**

Vacant possession upon completion.

**COUNCIL TAX**

BAND D

**PRESTBURY OFFICE:**

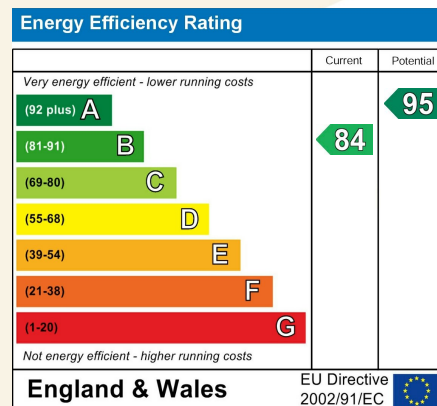
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**MISDESCRIPTIONS ACT 1967**

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