



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

7, Dean Close, Bollington, Cheshire, SK10 5NT

A detached four bedroomed house in quiet cul-de-sac with garage, enclosed garden and views across delightful countryside to rear.

£450,000

Constructed of brick, the property offers a discerning purchaser a delightful and charming home occupying a quiet cul-de-sac location on the edge of beautiful countryside yet close to local amenities. The property benefits from composite rockdoors to front and side and uPVC double glazing throughout. A gas fired gas central heating system has been installed.

In brief the property comprises on the ground floor; entrance hall, large lounge opening to dining room and conservatory, kitchen, at first floor level the landing allows access to four good sized bedrooms one with en-suite shower room and a family bathroom.

Outside to the rear of the property the garden is fully enclosed, laid partly to lawn with borders, shrubs and trees and complemented by an attractively paved patio seating area. Special mention must be made to the delightful views across open countryside. To the front of the property there is a lawned area and driveway providing ample off road parking leading to a single garage with power, light and loft storage.

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

Directions :

From the Bollington Office proceed up High Street and turn right into Palmerston Street. Continue through the Village turning left into Grimshaw Lane opposite Tesco. After a short distance turn right into Bishop Road then right into Charter Close then immediately left into Dean Close where the property can be found on the right hand side.

ACCOMMODATION

GROUND FLOOR

HALLWAY

Radiator with radiator cover. Large storage cupboard also housing meters. Door to:

LOUNGE 17'9 x 14'9

Attractive bay window to front elevation. Feature fireplace housing living flame gas fire, wooden mantelpiece and marble surround and hearth. Double radiator. Room narrows slightly on approach to double doors leading to:

DINING ROOM 10'5 x 9'8

Double radiator. Sliding doors leading to conservatory and door to kitchen.

KITCHEN 15'10 x 8'10

With range of base, eye level and drawer units, attractive formica tops, single sink unit with mixer tap, space for fridge, dishwasher, washing machine, and dryer. Electric cooker with electric hob and extractor hood over, wall mounted combination boiler, single radiator, wood effect floor, large understairs storage/pantry, door to side and access to driveway and rear garden.

CONSERVATORY 11'1 x 9'8

Wooden flooring. Overhead fan. Double radiator. Patio door to garden. Delightful views.

FIRST FLOOR

LANDING

Access to loft which is boarded with power.

BEDROOM 1 10'5 x 11'4

Fitted wardrobes and cupboards. Single radiator.

EN-SUITE

Anti-slip shower cubicle, low level WC, vanity wash hand basin with cupboard under, wall mounted anti-mist mirror cabinet with sensor lights, single radiator.

BEDROOM 2 8'6 x 10'5

Single fitted wardrobe, laminate floor, single radiator, delightful views across countryside.

BEDROOM 3 9'1 x 6'6

Laminate floor, single radiator, lovely outlook across countryside.

BEDROOM 4 8'6 x 6'8

Single radiator.

FAMILY SHOWER ROOM 7'8 x 5'5

Attractive fully tiled room with tiled floor, shower cubicle, back to wall low level WC unit, vanity hand wash basin, wall mounted anti-mist mirror cabinet with sensor lights and charging point, heated towel rail, extractor fan.

OUTSIDE

GARDENS

As previously mentioned.

GARAGE

With power, light and loft storage.

POSSESSION

Vacant possession upon completion.

VIEWINGS

Strictly by appointment through the Agents.

TENURE

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

COUNCIL TAX

TAX BAND D

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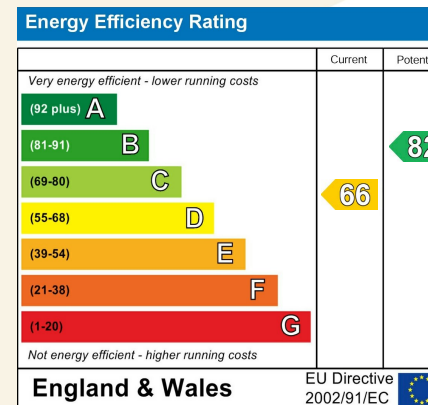
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