



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

30, Highfield Road, Bollington, Cheshire, SK10 5LR

An attractive and spacious three bedroom two bathroom detached new build property set in a desirable location. Generous gardens with outstanding far reaching views.

£595,000

Constructed to an exacting specification, this beautifully presented detached new build occupies a large corner plot in a delightful location in a sought after area of Bollington. The property provides splendid family accommodation with high quality fixtures and fittings of a luxurious nature.

To the front there is hardstanding for numerous cars and a lawned area, whilst to the rear the garden is laid mainly to lawn with a large patio area.

This light and airy property provides a perfect blend between a modern style and semi-rural living and particular mention must be made of the outstanding views towards White Nancy.

An internal inspection is highly recommended to fully appreciate the fine merits this individual property has to offer.

In brief the property comprises on the ground floor an entrance hallway, downstairs cloakroom, open plan kitchen/dining room, lounge, master bedroom with en-suite. At first floor level the landing allows access to two further bedrooms and family bathroom.

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 and proceed down Palmerston Street. Continue under the aqueduct bridge for a short distance turning left into Hurst Lane. Continue over the canal bridge turning first right into Highfield Road where the property can be found on the left hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY

Attractive wood effect flooring, column radiator, under stairs storage.

DOWNSTAIRS CLOAKROOM

Comprising vanity wash basin with mixer tap and drawers below, tiled splashback, concealed WC cistern with back to wall pan, heated towel rail, ceiling spotlights, Xpelair extractor fan, wood effect flooring.

OPEN PLAN KITCHEN/ DINING ROOM 25'2 x 9'6

With a modern attractive range of base, eye level and drawer units, integrated dishwasher, integrated fridge and freezer, integrated washing machine, built-in microwave, cupboard housing Baxi boiler, Zanussi induction hob, Zanussi electric oven with extractor over, ceiling spotlights, large breakfast bar with cupboards below, TV point, column radiator, Bi-fold doors to rear.

MASTER BEDROOM 11' x 9'8

Fitted wardrobe with cupboard over, ceiling spotlights, column radiator.

EN-SUITE SHOWER ROOM

With large tiled shower cubicle with modern shower attachments, vanity wash basin with mixer tap and drawers below, tiled splashback, concealed WC cistern with back to wall pan, Xpelair extractor fan, wood effect flooring, heated towel rail, ceiling spotlights.

LOUNGE 17'4 x 12'

With marble effect fireplace, ceiling spotlights, Bi-fold doors to side elevation, patio doors to rear, column radiator.

FIRST FLOOR

LANDING

With ceiling spotlights, skylight.

BEDROOM TWO 19'6 x 9'7

Window to both front and rear elevations, two column radiators, views to White Nancy.

BEDROOM THREE 19'6 x 9'1

With windows to both front and rear elevations, fitted wardrobe, ceiling spotlights, two column radiators, views to White Nancy.

FAMILY BATHROOM

Comprising a modern suite with panelled bath and overhead shower, side screen and tiled area, vanity wash basin with mixer tap and drawers below, tiled splashback, concealed WC cistern with back to wall pan, ceiling spotlights, Xpelair extractor fan, attractive wood effect flooring, heated towel rail.

OUTSIDE

Garden as previously mentioned.

DRIVEWAY

Hardstanding for several motor vehicles.

POSSESSION

Vacant possession upon completion.

VIEWINGS

Strictly by appointment through the Agents.

TENURE

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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MISDESCRIPTIONS ACT 1967

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