



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# 1, Rainow View, Bollington, Cheshire, SK10 5QP

A stunning detached property enjoying a fabulous location set in delightful gardens with views to the rear towards Rainow and White Nancy.

## Asking Price £895,000

1 Rainow View is tucked out of the way at the edge of the village close to the border with Pott Shrigley and occupies a small private cul-de-sac location.

During the present owners time in residence the property has undergone a complete transformation programme and now offers the discerning purchaser a bright and spacious contemporary home with quality fixtures and fittings throughout.

In brief the accommodation comprises on the ground floor entrance hall, cloakroom, open plan kitchen/dining room, utility room and lounge. The inner hall leads to three bedrooms and a well appointed shower room. At first floor level there is a superb master suite comprising bedroom with glorious views over countryside and towards White Nancy and a small staircase leads to the en-suite bathroom. The whole of the accommodation is warmed by a gas fired central heating boiler and is augmented by double glazed windows and doors throughout.

Outside the property enjoys a lovely setting and to the front there is a paved driveway with parking for two to three motor vehicles together with a single detached garage. There is a paved courtyard to the side, whilst to the rear the gardens run down to Harrop Brook and have been lovingly landscaped to include sweeping terraced areas with abundantly stocked flowers, trees and shrubs. There is a raised paved patio area and various seating areas around the garden allowing you to enjoy the delightful views across countryside and towards White Nancy. Access can be gained to the cellar externally which runs the full length of the property.

We would strongly recommend an internal inspection of this delightful interesting property 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 up Palmerston Street. Continue straight ahead at the roundabout into Shrigley Road and after a short distance turn right into Rainow View where number one can be found immediately in front of you.

#### ACCOMMODATION

##### GROUND FLOOR

##### ENTRANCE HALL

Travertine floor.

##### CLOAKROOM

Wall mounted wash hand basin, low level WC, double radiator, part tiled walls, travertine floor, Xpelair extractor fan.

##### OPEN PLAN KITCHEN/DINING AREA 22'11 x 17'7

Comprising an excellent range of base, eye level and drawer units, granite working surfaces, inset sink unit with Quooker tap, integrated dishwasher, double electric built in oven, integrated steam oven, four ring induction hob with stainless steel extractor hood over, central island with cupboards and drawers below and granite surface, breakfast bar, space for fridge freezer, tall cupboards with built in wine rack over, travertine floor, column radiator, door to

##### UTILITY ROOM

Plumbing for washing machine, space for dryer, travertine floor, access to roof space, double radiator, door to outside.

##### LOUNGE 20'9 x 12'9

A delightful room with stunning views and Bi-Folding doors giving access to the patio, inset log burner, built in cupboards and drawers to recess, two double radiators, oak floor.

##### INNER HALL

Oak floor.

##### BEDROOM TWO 13'4 x 9'7

An excellent range of fitted wardrobes, picture window with stunning views, oak floor, panelled radiator.

##### BEDROOM THREE 9'6 x 9'3

A range of fitted robes, oak floor, double radiator.

##### BEDROOM FOUR/ STUDY 9'11 x 7'5

Range of fitted furniture with desk and drawers to side, shelves over, delightful views, double radiator.

##### SHOWER ROOM

With large walk in shower, vanity wash hand basin with drawers below, low level WC, fully tiled walls, tiled floor, chrome heated towel rail.

##### FIRST FLOOR

##### MASTER SUITE

Comprising

**BEDROOM 16'10 x 13'5**

Comprising an excellent range of fitted furniture including wardrobes, dressing table and mirror fronted cabinet over, column radiator, oak floor, stairs to

**EN-SUITE BATHROOM 9'10 x 6'4**

Free standing bath, waterfall tap and shower attachment, low level WC, vanity wash hand basin with drawers below, wall mounted cabinet, walk in shower cubicle, built in linen cupboard, chrome heated towel rail, attractive tiled floor, fully tiled walls, Xpelair extractor fan.

**OUTSIDE****GARDENS**

As previously mentioned.

**GREENHOUSE****DETACHED SINGLE GARAGE**

With up and over door, electric light and power.

**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.

**VIEWINGS**

Strictly by appointment through the Agents.

**COUNCIL TAX**

BAND E

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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**MISDESCRIPTIONS ACT 1967**

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