



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

4, Ward Avenue, Bollington, Cheshire, SK10 5LU

A beautifully situated dormer bungalow enjoying far reaching views towards Alderley Edge.

Asking Price £395,000

Occupying a most quiet backwater of Bollington, this dormer bungalow offers the discerning purchaser a light and airy property, and is conveniently located in a sought after area of Bollington.

The property is approached over a tarmac driveway and leads to the attached garage. Internally the accommodation comprises on the ground floor an enclosed porch, entrance hall, 16 foot lounge with patio doors to garden, dining room, well presented kitchen with built in appliances, conservatory, master bedroom and bathroom/WC. To the first floor the landing allows access to two further bedrooms and a separate WC.

The property benefits from double glazed windows throughout and in recent years a new combination gas fired central heating system has been installed.

The property is situated well back off Ward Avenue and enjoys a good sized cottage garden to the front incorporating numerous flowers and shrubs. An adjacent driveway allows ample hardstanding for motor vehicles and easy access to the garage. The rear garden is again well landscaped laid down to lawn with borders, shrubs and a patio area.

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, Intercity rail travel to London and Manchester International Airport are all within 30 minutes drive of the property.

Directions:

From our Bollington Office proceed up High Street. At the junction turn right into Chancery Lane and right into Grimshaw Lane. Take the first turning on the right into Hurst Lane and after a short distance turn left in to Ward Avenue where number 4 can be found on the left hand side.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

ENTRANCE HALL

With radiator, telephone point, two built in cupboards.

LOUNGE 16'0 x 14'2

A feature fireplace, patio doors to garden, delightful views, two radiators.

DINING ROOM 12'0 x 10'10

With radiator, stairs to first floor, open aspect to the rear.

KITCHEN 9'9 x 9'1

Comprising an excellent range of base, eye level and drawer and display cupboards, single drainer stainless sink unit, plumbing for washing machine, plumbing for dishwasher, induction hob with extractor hood over, double built in electric oven, part tiled walls, access to garage, radiator.

CONSERVATORY 11'5 x 9'8

French doors to outside, delightful views, double radiator.

BEDROOM ONE 10'10 x 10'0

With a range of built in wardrobes, radiator.

BATHROOM/WC

A white and chrome suite comprising panelled bath with Mira shower over, pedestal wash hand basin, low level WC, fully tiled walls, radiator.

FIRST FLOOR

LANDING

BEDROOM TWO 16'0" x 11'3" (limited headroom)

With radiator, fabulous views.

BEDROOM THREE 11'2 x 8'9 (limited headroom)

With radiator, storage area.

SEPARATE WC

With low level WC suite.

OUTSIDE

GARDENS

As previously mentioned.

ATTACHED GARAGE

With up and over door, electric light and power.

GARDEN SHED

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

PRESTBURY OFFICE:

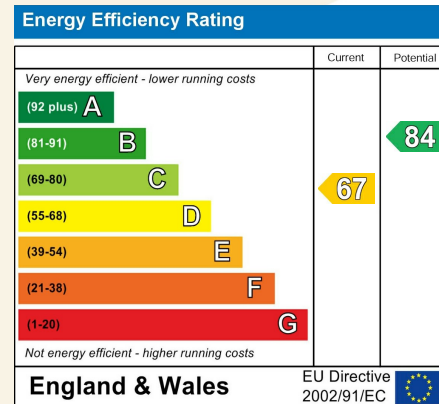
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MISDESCRIPTIONS ACT 1967

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