



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# 13, Henshall Road, Bollington, Cheshire, SK10 5HX

A substantial semi-detached property with off road parking. NO CHAIN.

## £325,000

Situated in the heart of Bollington, this substantial property offers the discerning purchaser a fabulous home within short distance of local amenities.

The accommodation briefly comprises on the ground floor an entrance vestibule, entrance hall, lounge, dining room and breakfast kitchen with access to the cellar. To the first floor there are three good sized bedrooms ( one en-suite ) and bathroom. A combination gas fired central heating system has been installed along with uPVC double glazing.

The property enjoys a good sized lawned garden to the rear with well stocked borders, shrubs and stone flagged terrace area. The adjacent driveway allows ample hard standing for motor vehicles and there is a small enclosed garden to the front.

There is a wide range of shopping, travel, educational and recreational facilities available in Bollington and nearby Macclesfield.

### Directions

From our Bollington Office turn left into Palmerston Street. Proceed towards Macclesfield for approximately one mile where the property can be found on the right hand side after the turning into Ashbrook Road.

### ACCOMMODATION

#### GROUND FLOOR

##### ENTRANCE VESTIBULE

With attractive wood flooring.

##### ENTRANCE HALL

With attractive wood flooring, radiator, stairs to first floor.

##### LOUNGE 12'10 x 12'

With attractive wood flooring, gas fire, double radiator.

##### DINING ROOM 13'2 x 11'4

With radiator.

##### BREAKFAST KITCHEN 17'2 x 8'4

With a range of base, wall and eye level cupboards and drawers, laminate worktops, built-in oven/grill, four ring gas hob with extractor hood over, plumbing for washing machine, space for fridge freezer, single drainer sink unit with mixer tap, radiator, access to:

#### CELLAR

#### FIRST FLOOR

##### LANDING

With radiator, built in cupboard.

##### BEDROOM ONE 17'3 x 12'

With two radiators.

##### EN-SUITE

With low level WC, shower cubicle, tiled walls, radiator, pedestal wash hand basin.

##### BEDROOM TWO 13'10 x 11'4 ( overall )

With radiator, fitted wardrobes.

##### BEDROOM THREE 11' x 8'8

With radiator, combination gas fired central heating boiler.

##### BATHROOM/WC

Comprising panelled bath, low level WC, pedestal wash hand basin, radiator, part tiled walls.

##### OUTSIDE

Gardens as previously mentioned.

##### HARDSTANDING FOR MOTOR VEHICLES



**TENURE**

We have been advised that the property is Leasehold. Interested purchasers should seek clarification of this from their Solicitor.

**VIEWINGS**

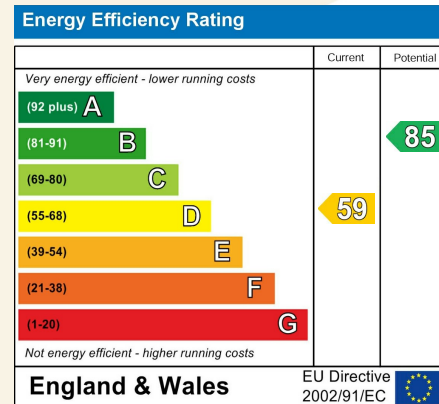
Strictly by appointment through the Agents.

**POSSESSION**

Vacant possession upon completion.

**COUNCIL TAX**

BAND C



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