



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

15, Ingersley Road, Bollington, Cheshire, SK10 5RE

A substantial and beautifully presented 3/4 bedroom period stone property with south facing private rear garden and open outlook to the front.

Guide Price £375,000

Constructed circa 1850, this delightful period stone property is presented to the highest of standards and offers the discerning purchaser a unique home with deceptively spacious accommodation, exuding a wealth of charm and character.

In brief the accommodation comprises on the ground floor lounge, dining room, kitchen, utility room. At first floor level the landing allows access to two bedrooms and a dressing room/study/bedroom four, together with a spacious recently refitted bathroom. A staircase allows access to the second floor where there is a good sized third bedroom with delightful views to the rear over White Nancy.

The property is warmed by a gas fired central heating system augmented by double glazed Heritage windows throughout.

We would strongly recommend an internal inspection to fully appreciate the size and fine merits this property has to offer.

Outside there is a private enclosed south facing stone flagged courtyard, which offers a high degree of privacy.

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

Directions:

From our Bollington Office turn right out of High Street onto Palmerston Street. Continue for a short distance. Upon reaching the roundabout take the third turning right into Ingersley Road where number 15 can be found a short distance along on the right hand side.

ACCOMMODATION

GROUND FLOOR

LOUNGE 13' x 12'

Original fireplace with stone lintel and hearth incorporating wood burning stove, cupboards to side housing gas and electricity meters, double radiator.

DINING ROOM 12' x 11'

Original fireplace with stone lintel and hearth and open flue, staircase off, door to cellar, double radiator.

KITCHEN 12'7 x 12'6

With quality fixtures and fittings incorporating an excellent range of base, eye level and drawer units, oak working surfaces, central island with wine cooler and drawers and cupboards below, stainless steel circular sink unit with mixer tap, Range cooker with stainless steel extractor hood over, integrated dishwasher, space for fridge freezer, original York stone flagged floor, two skylights, double radiator, French doors to outside.

UTILITY ROOM 8'3 x 6'0

Original York stone floor, plumbing for washing machine, low level WC, wall mounted Valiant gas fired central heating boiler, door to outside.

FIRST FLOOR

LANDING

BEDROOM ONE 13'3 x 11'5

Stone fireplace with open flue, double radiator, open aspect view.

BEDROOM TWO 11'9 x 6'9 (overall)

Stone fireplace with open flue, double radiator.

DRESSING ROOM/STUDY/BEDROOM FOUR 8' x 6'2

Double radiator.

BATHROOM 12'7 x 6'2

Superb room with free standing bath and attractive slate wall, wall mounted wash basin, low level WC, walk in shower, chrome heated towel rail, staircase to second floor.

BEDROOM THREE 16'8 x 12'3

Two stone exposed walls, two sky lights, two double radiators, views towards White Nancy.

OUTSIDE

Rear garden as previously mentioned.

TENURE

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

POSSESSION

Vacant possession upon completion.

VIEWINGS

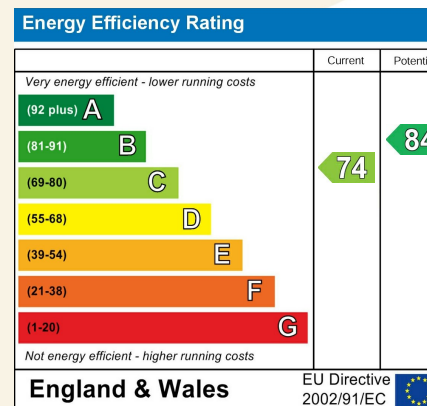
Strictly by appointment through the Agents.

COUNCIL TAX

BAND B



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency over the years.
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MISDESCRIPTIONS ACT 1967

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