



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# 3a, Oldham Street, Bollington, Cheshire, SK10 5PJ

A well presented two bedroom mid terraced stone cottage occupying a sought after location.

## Asking Price £215,000

Constructed of stone, this delightful cottage offers the discerning purchaser a well presented home, ready for immediate occupation situated in a quiet backwater.

The accommodation briefly comprises on the ground floor, spacious lounge, fully fitted breakfast kitchen with built in appliances. At first floor level the landing allows access to two bedrooms and a newly fitted shower room. The whole of the accommodation is warmed by a gas fired central heating boiler.

To the rear of the property there is a stone paved courtyard.

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 first left into Oldham Street, where the property can be found on the righthand side.

### ACCOMMODATION

#### GROUND FLOOR

##### LOUNGE 14' x 12'

Fireplace with timber mantel and electric fire, meter cupboard to side, staircase off, column radiator, oak sliding door to kitchen.

##### BREAKFAST KITCHEN 11'10 x 7'4

Comprising an excellent range of base, eye level and drawer units, one and a half bowl sink unit, plumbing for washing machine, space for fridge, built in electric oven with four ring induction hob and extractor hood over, attractive tiled floor, under stairs storage cupboard, feature shelf, door to outside.

#### FIRST FLOOR

#### LANDING

With access to loft.

##### BEDROOM ONE 12' x 7'7

Attractive wood shelf with hanging space below, double radiator.

##### BEDROOM TWO 11'9 x 7'7

Double radiator.

#### RECENTLY REFITTED SHOWER ROOM

Comprising walk in shower cubicle, low level WC, wall mounted wash basin, radiator/towel rail, attractive part tiled walls, tiled floor, cupboard housing gas boiler.

#### OUTSIDE

#### COMMUNAL COURTYARD

#### 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.

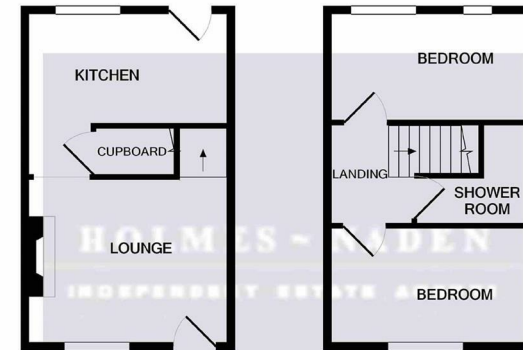
#### VIEWINGS

Strictly by appointment through the Agents.

#### COUNCIL TAX

BAND B



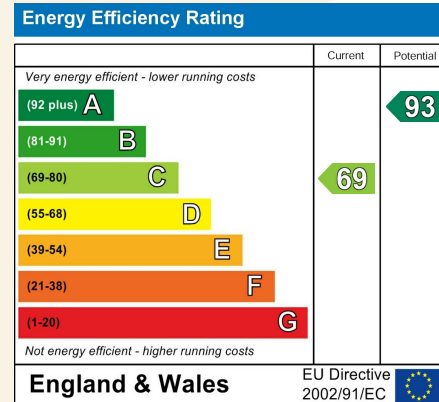


GROUND FLOOR  
APPROX. FLOOR  
AREA 231 SQ.FT.  
(21.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 231 SQ.FT.  
(21.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 463 SQ.FT. (43.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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 as to their operability or efficiency can be given  
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**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

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