



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# 2, Church Mews, Bollington, Cheshire, SK10 5PZ

A three bedroom three storey townhouse with garage and garden in the heart of Bollington village.

## Offers Over £310,000

Constructed of stone, this spacious townhouse property offers the discerning purchaser a fabulous home in the heart of Bollington village.

The accommodation comprises briefly on the ground floor entrance hall, study/occasional room. On the first floor the landing allows access to a lounge, dining kitchen, whilst to the second floor there are three bedrooms and a family bathroom. There is an integral garage and driveway to the front plus an additional parking space. To the rear of the property the garden is fully enclosed with a patio area. The property enjoys pleasant outlooks to the front and rear.

There is a wide range of shopping, travel, educational and recreational facilities available in nearby Macclesfield. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 10 and 30 minutes drive of the property.

Directions:

From our Bollington Office proceed along Palmerston Street for a short distance. Church Mews will be found on the right hand side just before the Church spire.

### ACCOMMODATION

#### GROUND FLOOR

##### ENTRANCE HALL

Stairs to first floor, under stairs cupboard, access to garage, radiator.

##### STUDY / OCCASIONAL ROOM 14'3 x 9.8

With radiator.

#### FIRST FLOOR

##### LANDING

##### LOUNGE 14'3 x 10'4

Two wall lights, TV aerial point, radiator, French doors to rear garden.

##### DINING KITCHEN 12'10 x 8'1

With a range of base, eye level and drawer units, stainless steel sink unit with single drainer and mixer, electric hob with extractor hood over, electric oven, tiled floor, wall mounted gas fired combination boiler, under counter space for fridge and freezer.

#### SECOND FLOOR

##### LANDING

##### BEDROOM ONE 12'11 x 8'0

Radiator, TV point.

##### BEDROOM TWO 10'1 x 8'0

With radiator.

##### BEDROOM THREE 7'7 x 5'11

With radiator.

##### BATHROOM

Comprising white suite with panelled bath with shower over and glass screen, pedestal wash hand basin, low level WC, radiator, part tiled walls.

##### INTEGRAL GARAGE

With plumbing for washing machine, up and over door, electric, light and power.

##### OUTSIDE

Driveway to the front plus further parking spaces.

##### GARDENS

Enclosed garden to rear with wooden decked area.

### POSSESSION

Vacant possession upon completion.

### VIEWINGS

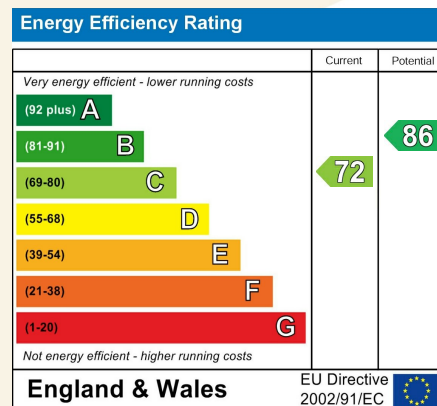
Strictly by appointment through the Agents.

### TENURE

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

### COUNCIL TAX

BAND C



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### MISDESCRIPTIONS ACT 1967

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