



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

41, High Street, Bollington, Cheshire, SK10 5PH

A deceptively spacious stone built end-terraced property occupying a sought after location overlooking the village green.

Price £255,000

A deceptively spacious stone built end of terrace cottage with versatile accommodation.

This really is a cottage full of charm and character looking out onto the village green, with a fantastic open stone fireplace including log burning stove, bespoke fitted kitchen, latch doors and a small garden overlooking the River Dean.

In brief the accommodation comprises on the ground floor a lounge, fitted kitchen, cellar room, and downstairs WC. To the first floor the landing allows access to two double bedrooms and a spacious bathroom/WC.

Externally there is a communal flagged cottage style rear garden with dry stone wall overlooking the River Dean and has well stocked flowerbeds and views towards White Nancy.

We would strongly recommend an internal inspection to fully appreciate the size of the accommodation provided within.

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

ACCOMMODATION

GROUND FLOOR

LOUNGE 15'2" x 11'9"

With radiator, feature open raised stone fireplace including log burning stove, dado rail, wooden beams, television aerial point, telephone point, door to side porch with rear access door, door to downstairs WC and vestibule with coat hanging space.

WC

With wash hand basin, low level WC, new Alpha Evoke combi boiler.

KITCHEN 10'6" x 9'2"

Fitted kitchen with pine eye and base level units with cupboards and drawers, beech worktops with enamel sink and drainer unit with mixer tap, gas cooker point, extractor hood, plumbing in recess for washing machine, further beech unit with drop leaf table and recesses for fridge and freezer, microwave.

FIRST FLOOR

LANDING

With doors to all rooms, airing cupboard, door to:

BEDROOM 1 8'8" x 11'3"

With built-in wardrobes, radiator.

BEDROOM 2 9'9" x 9'2"

With radiator, built-in cupboard, wooden beams and loft access.

BATHROOM/WC

Featuring a white and chrome suite with panelled bath, mixer tap and shower attachment over, pedestal wash hand basin and mixer tap, low level WC, part tiled walls, tongue and groove panelled ceiling, heated chrome towel rail.

OUTSIDE

GARDENS

As previously mentioned.

COUNCIL TAX

BAND B

VIEWINGS

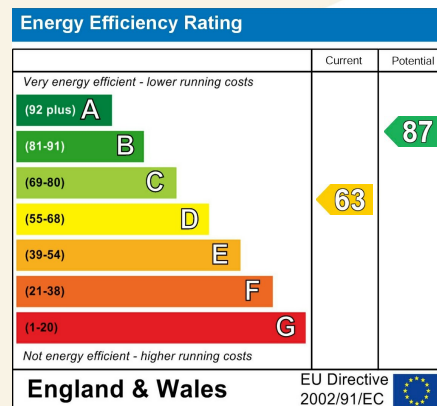
Strictly by appointment through the Agents.

POSSESSION

Vacant possession upon completion.

TENURE

We have been advised that the tenure is Freehold. Interested purchasers should seek clarification of this from their Solicitors.



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