



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# Myrtle Cottage, 55, Palmerston Street, Bollington, Cheshire, SK10 5PW

A beautifully presented mid-terraced stone cottage with delightful rear garden.

£250,000

Constructed of stone, the property offers the discerning purchaser a beautifully presented home in a popular location being close to local amenities and backing onto the river.

In brief the accommodation comprises on the ground floor a lounge with wood burning stove, a beautifully fitted dining kitchen with granite working surfaces and access to cellar. At first floor level the landing allows access to two good sized bedrooms and a recently refitted bathroom/WC. The property also benefits from an occasional room which could be used as a study.

To the rear of the property there is a delightful garden with a decked area and a paved seating area complemented by flower borders.

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

## ACCOMMODATION

### GROUND FLOOR

#### LOUNGE 12'10 x 11'5

With feature fireplace incorporating log burning stove, cupboard housing gas and electric meters, radiator, shutters to window.

#### DINING KITCHEN 11'6 x 9'2

Comprising an excellent range of base, eye level and drawer units, granite working surfaces, enamel Belfast sink with mixer tap, attractive tiled walls, terracotta tiled floor, cupboard housing gas fired central heating boiler, two display cabinets, door to outside, door and staircase leading to:

#### CELLAR

A good sized room with stone flagged floor, original stone preparation slabs.

### FIRST FLOOR

### LANDING

#### BEDROOM ONE 12'10 x 11'10

With deep built-in cupboard, original exposed floorboards, single radiator, shutters to window.

#### BEDROOM TWO 9'1 x 6'0

With radiator, stone exposed wall, access to loft/study area.

#### BATHROOM/WC

Fitted with a white suite comprising: Panelled bath with shower over, glass side screen, vanity wash hand basin with store cupboards below, low level WC, attractive majority tiled walls, chrome heated towel rail.

#### LOFT/STUDY CONVERSION 10'0 x 8'2

With undereaves storage, skylight enjoying views.

### OUTSIDE

#### PRIVATE REAR GARDEN

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 property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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