



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# 7, Cumberland Drive, Bollington, Cheshire, SK10 5BR

A modern extended mews property with well balanced accommodation and a superb south facing excellent sized rear garden.

## Asking Price £325,000

Constructed of brick, this modern mews property offers well appointed and well balanced accommodation close to local amenities.

The accommodation briefly comprises on the ground floor an entrance hall, lounge, dining room, family room and kitchen. To the first floor the landing allows access to three bedrooms, a bathroom and separate WC. A gas fired central heating system has been installed.

Situated off Cumberland Drive the front garden is laid mainly down to lawn whilst to the rear there is a superb south facing garden which is beautifully landscaped, laid to lawn and gravel with a patio and extensive flower borders and rockeries. Two timber sheds provide garden storage facilities. There is a parking space immediately to the front of the property and an additional allocated parking space at the end of the adjacent driveway.

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

### Directions:

From our Bollington Office continue up High Street turning left into Chancery Lane. Continue left onto Lord Street turning left into Cumberland Drive, turn right to stay on Cumberland Drive. Continue for a short distance where the property can be found on the right hand side.

### ACCOMMODATION

#### GROUND FLOOR

##### ENTRANCE HALL

With cloaks cupboard, understairs cupboard with shelving and power and space for dryer, telephone point, radiator, stairs to first floor.

##### LOUNGE 13'9 x 11'1

With bow window, three wall lights, TV aerial point, telephone point, cornicing, radiator.

##### DINING ROOM 9'6 x 9'3

With radiator, open to:

##### L SHAPE KITCHEN / FAMILY ROOM 14'09 x 15.06 ( overall )

Fully fitted with oak units to floor and wall incorporating inset stainless steel sink unit, four ring gas hob with extractor hood over, electric oven, breakfast bar, fridge/ freezer space, plumbing for dishwasher and washing machine, two electric skylights, column radiator, Bi-Fold doors with electric blinds to rear garden.

#### FIRST FLOOR

##### LANDING

With linen cupboard, access to boarded loft with ample storage, fitted ladders and newly fitted gas fired central heating combination boiler.

##### BEDROOM ONE 12'6 x 8'9

With fitted wardrobes, radiator.

##### BEDROOM TWO 11'0 x 8'11

With fitted wardrobes, radiator.

##### BEDROOM THREE 9'0 x 7'0

With fitted furniture including bed with storage beneath, wardrobe, dressing table and store cupboards, radiator.

##### BATHROOM

A modern white suite comprising panelled bath with electric shower, vanity wash hand basin with mixer tap, radiator.

##### SEPARATE WC

With WC, wash hand basin with mixer tap.

#### OUTSIDE

## GARDENS

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## PARKING

There is a parking space immediately to the front of the property and an additional allocated parking space at the end of the adjacent driveway.

## COUNCIL TAX

BAND C

## 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 Solicitors.

Ground Rent £25 pa.

### PRESTBURY OFFICE:

THE VILLAGE,  
PRESTBURY,  
CHESHIRE SK10 4DG

TELEPHONE: 01625 828254

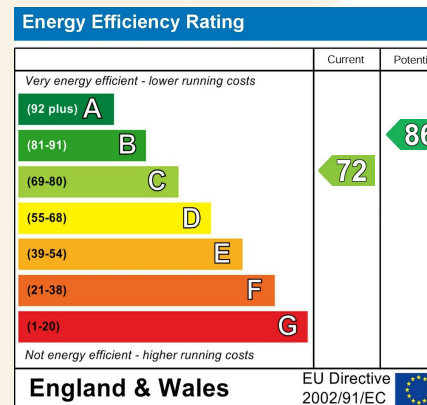
FACSIMILE: 01625 820019

### HEAD OFFICE:

16 HIGH STREET,  
BOLLINGTON,  
MACCLESFIELD,  
CHESHIRE, SK10 5PH

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### MISDESCRIPTIONS ACT 1967

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