



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

5, Beeston Brow, Bollington, Cheshire, SK10 5PR

A delightful Grade II listed four storey Weavers cottage occupying a pleasant backwater with stunning landscaped gardens, Summer House and detached stone building.

Guide Price £325,000

This superb Grade II listed four storey weaver's cottage has been modernised over the years, but enjoys stone window sills and beams, providing the prospective purchaser with a delightful home offering versatile accommodation within a short walking distance of local amenities.

The accommodation briefly comprises on the ground floor, a dining kitchen with stairs to the first floor, allowing access to a second bedroom and WC. At second floor level there is a lounge and master bedroom and at third floor level there is a bathroom. The whole of the accommodation is warmed by gas fired central heating.

To the front of the property there is a small forecourt, whilst to the rear a special mention must be made of the split level landscaped garden, providing ample privacy and far reaching views to White Nancy, with flower beds, shrubs and patio area and Summer House.

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

ACCOMMODATION

GROUND FLOOR

KITCHEN/DINING ROOM 13'1 x 12'8

With good range of units including base cupboards and drawers, wall cupboards and Formica working surfaces, window seat, inset stainless steel sink unit, built-in electric oven with 4 ring hob, integrated appliances including low level fridge and automatic washing machine, 4 tier spot light, double radiator, attractive flagged stone floor, wall mounted gas combination boiler, stable door to outside, spindle staircase to the first floor.

FIRST FLOOR

LANDING

Low level stone display mantle, exposed beam work, stairs to second floor.

WC

With low level WC, wall mounted wash hand basin, extractor fan, built-in cupboard, tiled floor.

SITTING ROOM 13'3 x 7'7

Enjoying views across Bollington, feature beam work, television point, radiator.

SECOND FLOOR

LANDING

With stairs to third floor.

LOUNGE 13'5 x 12'8

With French style patio doors overlooking the patio terrace, period open working fireplace incorporating log burning stove with stone mantle and hearth, feature beam work, radiator.

MASTER BEDROOM 13'3 x 8'5

With feature beam work, radiator, exposed wooden floorboards, under-stairs storage cupboard, built-in glass fronted wardrobes.

THIRD FLOOR

BATHROOM 13'8 x 12'8

With Velux window, fully fitted suite in white comprising deep panelled bath with shower above, pedestal wash hand basin, low level WC radiator, 3 tier spot light, extractor fan, tiled splash backs, eaves storage cupboard., skylight, beams and exposed wooden floor.

OUTSIDE

Front and rear gardens as previously mentioned.

OUTHOUSE 8'5 x 9'0

Of stone construction, electric light and power.

SUMMER HOUSE

COUNCIL TAX BAND C

VIEWINGS

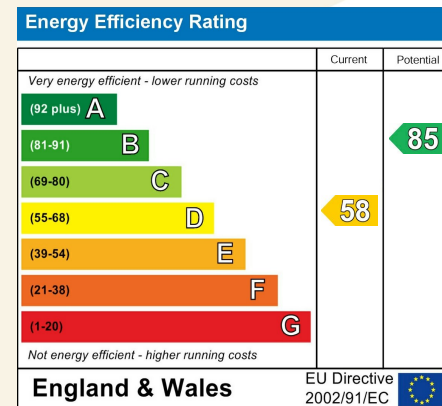
Strictly by appointment through the Agents.

POSSESSION

Vacant possession upon completion.

TENURE

We have been advised that the property is Leasehold with a ground rent of £1.32 pa. Interested purchasers should seek clarification of this from their Solicitors.



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