



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

7 High Court, High Street, Bollington, Cheshire, SK10 5PF

A beautifully extended stone property occupying a convenient location with outstanding views.

Guide Price £335,000

The sale of 7 High Court offers the discerning purchaser the opportunity to acquire an extended and well planned home. The property was completely renovated and extended to include modern kitchen and bathroom fittings and a delightful rear extension with full length glass bi-folding doors opening onto the garden. uPVC double glazed windows are fitted throughout augmented by a combination gas fired central heating system.

In brief the accommodation comprises on the ground floor an entrance porch, kitchen with built-in appliances, and lounge/dining room. Whilst at first floor level the landing allows access to three bedrooms and a bathroom/WC.

Outside the gardens to the rear have been landscaped and now comprise an Indian stone paved patio, raised stone flowerbeds, and outstanding views over Bollington. A stone tiered seating area complements the newly fitted raised decking area, all of which is fully enclosed. To the front of the property there are flowerbeds and small hedges. The property also benefits from a stone store to the rear with electric, light and power and glass doors and a private parking space.

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

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

With built-in cupboard, stable door to:

KITCHEN 17'7" x 8'9"

Comprising an excellent range of base, eye level and drawer units, granite working surfaces, double built-in gas cooker with five ring gas hob and stainless steel and glass canopy over, deep pan drawers, built-in spice rack, pull-out larder, one and a half bowl sink unit, breakfast bar, integrated dishwasher, integrated fridge freezer, attractive tiled floor with underfloor central heating.

LOUNGE/DINING ROOM 25'0" x 15'6"

A bright and spacious room with attractive Portuguese limestone fireplace incorporating pebble effect gas fire, shelving to alcove, deep under stairs storage area, TV aerial point, two double radiators, staircase off, six skylights, full length bi-folding sliding doors opening onto rear garden.

FIRST FLOOR

LANDING

With access to boarded loft with electric light and power and shelves, airing cupboard with shelving and housing Vaillant combination gas fired central heating boiler.

BEDROOM ONE 11'9" x 9'9"

Comprising a range of built-in robes with mirrored doors, single radiator.

BEDROOM TWO 9'9" x 8'10"

With single radiator.

BEDROOM THREE 8'4" x 7'0"

Single radiator.

BATHROOM/WC

Panelled bath with shower over, pedestal wash hand basin, low level WC, part tiled walls, wall mounted heated towel rail.

OUTSIDE

GARDENS

As previously mentioned.

GARDEN STORE

As previously mentioned.

PARKING SPACE

COUNCIL TAX
BAND C

VIEWINGS

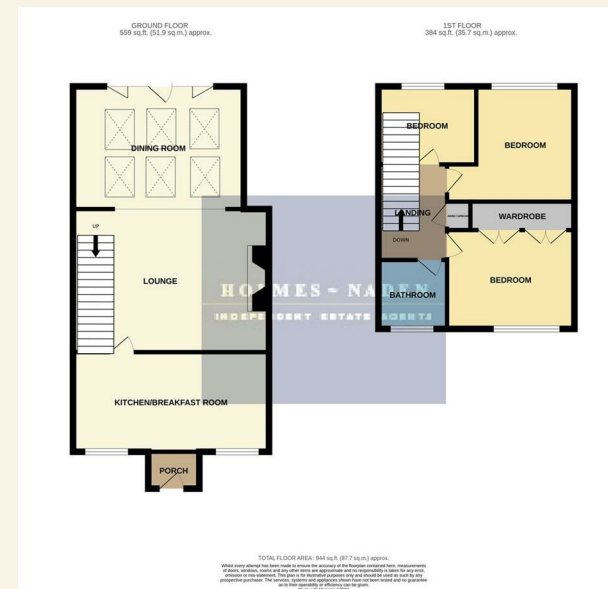
Strictly by appointment through the Agents.

POSSESSION

Vacant possession upon completion.

TENURE

We have been advised that the property is and free from chief rent. Interested purchasers should seek clarification of this from their Solicitors.



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

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MISDESCRIPTIONS ACT 1967

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