



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

34, Lord Street, Bollington, Cheshire, SK10 5BN

A charming two bedroom mid-terraced cottage with outstanding views over open countryside.

Asking Price £215,000

This delightful stone mid-terraced property is tucked away and enjoys fabulous views to the front over open countryside. The property is presented to a good standard and enjoys brand new double glazed windows throughout.

The accommodation briefly comprises on the ground floor, a lounge and dining kitchen, whilst to the first floor the landing allows access to two bedrooms and a bathroom/WC. A combination gas fired central heating system has been installed.

The property is situated well back off Lord Street enjoying a cottage garden to the front with flower borders and shrubs. There is a cobbled courtyard to the rear and the property has the added benefit of two stone constructed outhouses.

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

Directions:

From our Bollington Office proceed up High Street turning left onto Chancery Lane. Turn left into Lord Street where the property can be found after a short distance on the right hand side.

ACCOMMODATION

GROUND FLOOR

LOUNGE 12'6 x 12'

With radiator, period fireplace and hearth, television aerial point, telephone point, built in pine cupboard with shelves over, delightful views.

DINING KITCHEN 12'6 x 8'9

Range of units including base cupboards and drawers, wall cupboards and worktops. Single drainer sink unit. Electric cooker point. Plumbing for washing machine. Italian terracotta tiled floor. Built in cupboard housing gas fired central heating boiler. Spotlights. Ample dining area.

LANDING

Exposed floorboards, access to roof space.

BEDROOM ONE 12'2 x 12'2

Telephone point, radiator, delightful views, exposed wood floors.

BEDROOM TWO 8'9 x 5'8

Radiator, hanging space, exposed wood floors.

BATHROOM

Panelled bath with electric overhead shower unit. Pedestal wash hand basin. Low level WC. Exposed floorboards. Part tiled walls. Radiator.

OUTSIDE

GARDENS

As previously mentioned.

TWO OUTHOUSES

TENURE

We have been advised that the property is Leasehold. Interested purchasers should seek clarification of this from their Solicitor.

Lease is 999 years with 898 years remaining. Nominal Ground Rent payable of £5 pa.

VIEWINGS

Viewings strictly by appointment with the Agents.

POSSESSION

Vacant possession upon completion.

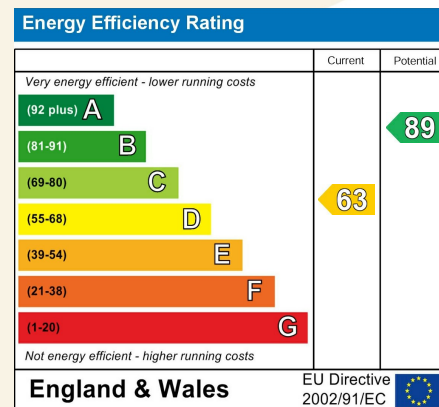
COUNCIL TAX

BAND C

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