



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

50, Princess Street, Bollington, Macclesfield, Cheshire, SK10 5HZ

A spacious mid-terraced cottage with a good sized rear garden

Asking Price £185,000

This deceptively spacious mid-terraced property benefits from uPVC double glazed windows throughout augmented by a recently installed gas fired central heating boiler.

In need of general cosmetic modernisation the accommodation briefly comprises on the ground floor a lounge, breakfast kitchen and utility room. At first floor level the landing allows access to two good sized bedrooms and a bathroom/WC.

Outside, particular mention must be made of the rear garden, which is of a particularly good size and comprises a paved patio, good sized lawn that is surrounded by numerous flowerbeds all of which is fully enclosed.

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

Directions :

From our Bollington Office proceed towards Macclesfield for approximately one mile turning left into Princess Street where the property can be found on the left hand side.

ACCOMMODATION

GROUND FLOOR

LOUNGE 11'2" x 11'2"

Attractive cast iron fireplace incorporating living flame gas fire and tiled hearth. Cupboard housing gas and electric meters. Television aerial point. Single radiator.

BREAKFAST KITCHEN 11'2" x 10'5"

Recently fitted with a range of base and eye level units. Formica working surfaces. One and a half bowl single drainer sink unit with mixer tap. Gas cooker point. Extractor hood. Part tiled walls. Stairs to first floor. Double radiator. Door to:

UTILITY 6'0" x 4'8"

With plumbing for washing machine. Plumbing for dishwasher. Door to outside.

FIRST FLOOR

LANDING

With built-in airing cupboard incorporating a combination gas fired central heating boiler.

BEDROOM ONE 11'3" x 11'3"

With a range of built-in robes. Access to loft. Single radiator.

BEDROOM TWO 10'5" x 5'8"

With single radiator.

BATHROOM/WC

Comprising: Panelled bath with shower over, pedestal wash hand basin and low level WC. Single radiator.

OUTSIDE

REAR GARDEN

As previously mentioned.

TENURE

We have been advised by our Vendor that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitor.

VIEWINGS

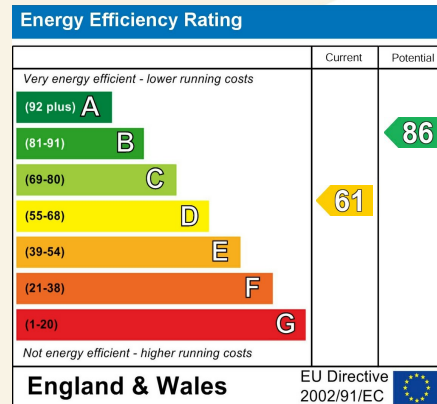
Strictly by appointment through the Agents.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

BAND B



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THE VILLAGE,
PRESTBURY,
CHESHIRE SK10 4DG

TELEPHONE: 01625 828254
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MISDESCRIPTIONS ACT 1967

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