



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS



# 16, Highfield Road, Bollington, Macclesfield, Cheshire, SK10 5LR

A substantial extended four bedroom semi-detached property with far reaching views.

## Asking Price £495,950

Constructed of brick, with part rendered elevations, this substantial semi-detached property offers the discerning purchaser a fabulous home, beautifully updated and renovated enjoying far reaching views over the Cheshire Plain and beyond.

The accommodation in brief comprises on the ground floor entrance hall, lounge, wrap around dining family/breakfast kitchen with access to the garage and utility area. To the first floor the landing allows access to four good sized bedrooms, bedroom one having a recently refitted en-suite shower room and a beautifully appointed and spacious family bathroom/WC. The property benefits from uPVC double glazed windows throughout, augmented by a gas fired central heating system.

An internal inspection is highly recommended to appreciate the size, space and quality of this lovely home.

The property stands in substantial gardens which are beautifully landscaped and to the front comprise a large block paved driveway with parking for several motor vehicles leading to the attached garage. To the rear of the property the gardens are of a good size and comprise a large stone patio with tiered lawns and abundantly stocked flower borders.

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 to the junction with Palmerston Street. Turn left in the direction of Macclesfield, continuing through the traffic lights at the aqueduct Bridge turning left into Hurst Lane at the Civic Hall/Library. Continue up Hurst Lane over the canal bridge turning first right into Highfield Road where the property can be found on the left hand side.

### ACCOMMODATION

#### GROUND FLOOR

#### ENTRANCE HALL

With staircase off, understairs storage cupboard, meter cupboard, built-in extensive drawer and cupboards, oak effect floor, double radiator.

#### LOUNGE 13'1 x 12'9

Fireplace incorporating multi fuel stove with granite hearth, bay window, double radiator.

#### FAMILY/DINING/BREAKFAST KITCHEN 19'1 x 13'7

Recently refitted comprising an excellent range of base, eye level and drawer units, resin sink unit with mixer tap, integrated fridge freezer, double built in Baumatic ovens, AEG Induction hob with extractor hood over, integrated dishwasher, attractive Quartz working surfaces, French doors to the rear garden, door to garage, double radiator.

#### FIRST FLOOR

#### LANDING

Access to loft, fully insulated and partly boarded.

#### BEDROOM ONE 13'1 x 12'8

Bay window, double radiator.

#### EN-SUITE SHOWER ROOM

Comprising corner shower cubicle, low level WC, vanity wash hand basin with drawers below, chrome heated towel rail, part tiled walls, Xpelair extractor fan.

#### BEDROOM TWO 10'4 x 10'

Double radiator.

#### BEDROOM THREE 9'4 x 9'

Double radiator.

#### BEDROOM FOUR L SHAPED ROOM 12'2 x 8'2 ( to the l shape)

With Juliet balcony, double radiator.

### FAMILY BATHROOM

A good sized room comprising P shaped bath with shower over, glass side screen, low level WC, pedestal wash hand basin, column radiator, one double and one single built in cupboard, part tiled walls.

### OUTSIDE

Garden Shed.

### GARDENS

As previously mentioned.

### ATTACHED GARAGE

With up and over door, electric light and power, plumbing for washing machine, Worcester wall mounted gas fired central heating boiler, WC.

### DRIVEWAY

With parking for several motor vehicles.

### TENURE

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

### POSSESSION

Vacant possession upon completion.

### VIEWINGS

Strictly by appointment through the Agents.

### COUNCIL TAX

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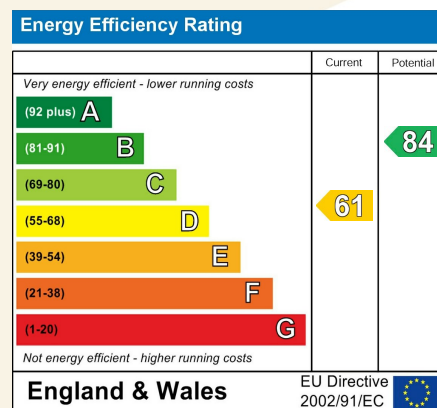
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#### MISDESCRIPTIONS ACT 1967

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