



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

10, Bamford Close, Bollington, Cheshire, SK10 5ND

A spacious, light and airy, eco-friendly semi-detached home with an architect designed extension occupying a cul-de-sac location.

£425,000

This architect-designed home boasts a thoughtful extension, offering discerning buyers a spacious, light-filled, and energy-efficient house that seamlessly blends form and function. Constructed of brick it occupies a cul-de-sac location and is presented in good order throughout. With 5 bedrooms and plenty of storage this home is ideal for a family and its stellar energy rating means that it is very cost-effective to run.

In brief, the accommodation comprises on the ground floor: entrance hall with large cloakroom area, lounge, superb spacious kitchen and diner with patio doors to outside, downstairs WC and utility/pantry room with a side-door access to outside. At first floor level the landing allows access to four bedrooms, one with an ensuite shower room, and a family bathroom/WC. At second floor level there is a fifth master bedroom with ensuite WC. The whole of the accommodation is warmed by an air-source heat pump providing underfloor heating throughout the ground floor with radiators to the upstairs. In tandem with this there are solar panels on the roof providing an income. The property benefits further with uPVC double glazed windows throughout.

This property is situated at the end of Bamford Close, enjoying a smart gravelled parking area to the front with space for 2 cars and a covered porch/entrance area. To the side of the property there is a large wooden cabin with ample storage and a fully-insulated and enclosed room currently being used as a home office. Beyond there is a wood-chipped play area whilst to the rear the private garden is designed with ease-of-maintenance in mind. The south facing garden comprises an Indian-stone flagged patio and path, flower borders and an astro-turfed grass area. The whole of the garden is fully enclosed and enjoys a good degree of privacy.

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

ENTRANCE HALLWAY

CLOAKROOM AREA 6'6 x 4'

Fitted wooden bench, ample shelving and cloaks area, shoe shelves.

KITCHEN/DINING AREA 24'11 x 14'9 narrowing to 9'4

Comprising an excellent range of base eye level and drawer units, built-in double electric oven, integrated fridge freezer, induction electric hob, enamel single sink unit with mixer tap. The spacious dining area has sliding patio doors to the garden.

LOUNGE 12'1 x 15'

Large storage cupboards, sliding door with inset book shelving.

UTILITY ROOM/PANTRY

Plumbing for washing machine, space for dryer, hot water storage tank, space for fridge/freezer, storage unit, door to side.

DOWNSTAIRS WC

Wall mounted rectangular belfast wash handbasin with brass tap, low level WC.

FIRST FLOOR

LANDING

BEDROOM 2 9' x 13'1

Fitted wardrobe, shelving, double radiator

BEDROOM 3 10' x 8'11

Double radiator, fitted cupboard and drawers.

BEDROOM 4 6'11 x 12'1

Double radiator

EN-SUITE

Comprising shower cubicle, low level WC, wash hand basin, tiled walls, cork floor.

BEDROOM 5 9'4 x 6'2

Double radiator. Stairs to mezzanine bed deck area.

FAMILY BATHROOM

Heated towel rail, fitted unit with low level WC, P-shaped bath with overhead showers and shower screen, part tiled walls.

SECOND FLOOR

BEDROOM 1 11'5 x 10'10

Under eaves shelving and clothes rail.

EN-SUITE

Wall hung low level WC, vanity sink unit with mixer tap and cupboards below.

OUTSIDE

OUTSIDE CABIN

Spacious area for storage, akin to a garage and featuring an insulated side room with power, light and internet, currently in use as an office.

GARDENS

As previously mentioned.

VIEWINGS

Strictly by appointment through the Agents.

COUNCIL TAX

BAND C

TENURE

We have been advised that the property is Freehold and free from chief rent.

POSSESSION

Vacant possession upon completion.

PRESTBURY OFFICE:

THE VILLAGE,
PRESTBURY,
CHESHIRE SK10 4DG

TELEPHONE: 01625 828254

FACSIMILE: 01625 820019

HEAD OFFICE:

16 HIGH STREET,
BOLLINGTON,
MACCLESFIELD,
CHESHIRE, SK10 5PH
TELEPHONE: 01625 560535
FACSIMILE: 01625 574445



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	91	92
(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	



MISDESCRIPTIONS ACT 1967

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