



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

16, Ward Ave, Bollington, Cheshire, SK10 5LU

A beautifully situated detached bungalow occupying a larger than average corner plot in need of updating.

Guide Price £365,000

Occupying a substantial corner plot, this detached bungalow offers the discerning purchaser the opportunity to acquire a property on the much sought after road, with scope to modernise and extend subject to obtaining the necessary planning permission.

The property is approached over a long tarmac driveway and leads to the attached garage. Internally the accommodation comprises an enclosed porch, entrance hall, lounge, rear porch, breakfast kitchen, two double bedrooms, bathroom and separate WC.

The property benefits from double glazed windows throughout augmented by a gas fired central heating system.

The property is situated well back off Ward Avenue and sits on a generous plot. To the front of the property is a large lawned garden with abundantly stocked flower borders and fully enclosed. A tarmac driveway leads to the attached garage and provides parking for several motor vehicles. To the rear of the property the gardens enjoy a good degree of privacy and incorporate a decked area, good sized lawn, abundantly stocked flower borders incorporating numerous trees and shrubs. There are two garden sheds and an outside store.

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.

Directions:

From our Bollington Office proceed up High Street. At the junction turn right into Chancery Lane and right into Grimshaw Lane. Take the first turning on the right into Hurst Lane after a short distance turn left into Ward Avenue, where NO16 can be found at the end of the road on the left hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

ENTRANCE HALL

Single radiator.

LOUNGE 16'11 overall (narrowing to 9'11) x 14'

Stone fireplace , two wall light points, double radiator, door to

REAR PORCH 14'3 x 5'3

Wall light point, door to outside.

KITCHEN 9'10 x 9'3

Comprising a range of base, eye level and drawer units, Formica working surface, one and a half bowl stainless steel sink unit with mixer tap, plumbing for washing machine, breakfast bar, electric cooker point, fully tiled walls, double radiator, door to garage.

INNER HALL

Built in airing cupboard housing Valiant combination gas fired central heating boiler, access loft with ladder and electric light and power.

BEDROOM ONE 12' x 11'

Single radiator.

BEDROOM TWO 12' x 10'11

Single radiator.

BATHROOM

Comprising panelled bath with shower over, fully tiled walls, single radiator.

SEPERATE WC

Low level WC suite, part tiled walls.

OUTSIDE

Gardens as previously mentioned.

POSSESSION

Vacant possession upon completion.

VIEWINGS

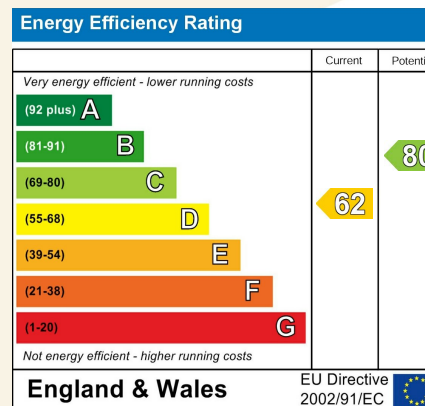
Strictly by appointment through the Agents.

TENURE

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

COUNCIL TAX

BAND D



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MISDESCRIPTIONS ACT 1967

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