



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

7, Adlington Road, Bollington, Cheshire, SK10 5JT

A substantial Victorian stone terraced cottage occupying a convenient location. Private rear garden.

Asking Price £225,000

Constructed of stone, this substantial terraced cottage offers the discerning purchaser, a larger than average home in the heart of Bollington Village.

The accommodation internally comprises lounge, dining room and kitchen, whilst at first floor level the landing allows access to two double bedrooms and a family bathroom. There is an occasional room in the loft space. A gas fired central heating system has been installed augmented by double glazed windows throughout.

To the rear of the property there is a private well maintained paved garden together with a brick outhouse.

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

Directions:

From our Bollington Office proceed up High Street turning left into Palmeston Street. Proceed towards Macclesfield for approximately quarter of a mile turning right at the Dog & Partridge Public House into Adlington road where no7 can be found after a short distance along on the right hand side.

ACCOMMODATION

GROUND FLOOR

LOUNGE 12' x 11'1

Fireplace with timber surround, tiled inset and hearth, cupboard housing gas and electricity meters, original wood floor, double radiator.

DINING ROOM 10'7 x 10'3

Parquet floor, built in cupboards, double radiator.

KITCHEN 10'10 x 7'2

Comprising an excellent range of base, eye level and drawer units, tiled working surface, single drainer stainless steel sink unit with mixer tap, space for fridge, space for freezer, electric built in oven, four ring gas hob with extractor hood over, French door to outside.

FIRST FLOOR

LANDING

Access to loft/occasional room.

BEDROOM ONE 11'2 x 10'8

Comprising a range of built in furniture including two double wardrobes with central cupboards over, two wall light points, double radiator.

BEDROOM TWO 11' x 9

Recess with hanging space and shelving, double radiator.

BATHROOM

Comprising panelled bath with shower over, wall mounted wash basin, low level WC, built in airing cupboard, double radiator.

OUTSIDE

Private rear garden.

OUTHOUSE

TENURE

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

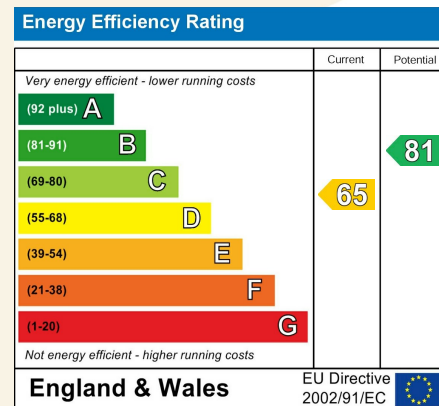
VIEWINGS

Strictly by appointment through the Agents.

POSSESSION

Vacant possession upon completion.

**COUNCIL TAX
BAND B**



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



MISDESCRIPTIONS ACT 1967

These particulars, whilst believed to be accurate are set out for guidance only and do not constitute any part of any offer or contract – intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise to their accuracy. No person in the employment of Holmes-Naden Estate Ltd. has the authority to make or give any representation or warranty in relation to the property.

