



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

3, Sowcar Way, Bollington, Cheshire, SK10 5QW

A well presented three bedroomed terraced property occupying a convenient location with views to the rear towards White Nancy.

Asking Price £265,000

The sale of 3 Sowcar Way offers the discerning purchaser the opportunity to acquire a deceptively spacious home which is presented to a good standard throughout and occupies a convenient location.

In brief the accommodation comprises on the ground floor an entrance hall, study, lounge opening to dining area with patio doors to rear garden, and a well-appointed kitchen. To the first floor the landing allows access to three good sized bedrooms, bedroom 2 having an en-suite shower room, and a family bathroom. The whole of the accommodation is warmed by gas fired central heating and is augmented by double glazed uPVC windows throughout.

Outside, there are delightful gardens and to the front there is a raised decked area, a gravelled area and abundantly stocked flower borders, whilst to the rear there is a good sized garden with paved patio, lawned area and abundantly stocked borders, all of which is fully enclosed and offers a good degree of privacy. Particular mention must be made of the views from the rear of the property towards White Nancy.

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 turning right into Palmerston Street. At the mini-roundabout turn right into Church Street and after a short distance along take the third turning left into Lowther Street. Continue to the first layby on the left hand side and follow the footpath to the steps and number 3 can be found immediately in front of you.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

With single radiator, laminate floor, stairs to first floor, space to side of staircase.

STUDY 7'2 x 5'7

With single radiator, window to front aspect.

LOUNGE 13'3 x 10'4

Column radiator.

DINING KITCHEN

Kitchen area comprising a range of base and eye level units, four ring gas hob with extractor hood over, double built in electric oven, formica working surfaces, one and a half bowl single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, plumbing for dishwasher, column radiator, under stairs store cupboard. Dining area with patio doors leading to the delightful rear garden.

FIRST FLOOR

LANDING

With access to loft.

BEDROOM ONE 11'3 x 10'2

With single radiator

BEDROOM TWO 10'3 x 10'1

With single radiator, views over countryside.

EN-SUITE

Comprising newly fitted shower cubicle, low level WC, wall mounted wash hand basin with mixer tap, laminate floor, part tiled walls, white heated towel rail.

BEDROOM THREE 10'1 x 7'3

With single radiator.

FAMILY BATHROOM

Comprising panelled bath with shower over, wall mounted wash hand basin, low level WC, cupboard housing gas fired central heating boiler and shelving.

OUTSIDE

GARDENS

As previously mentioned.

VIEWINGS

Strictly by appointment through the Agents.

TENURE

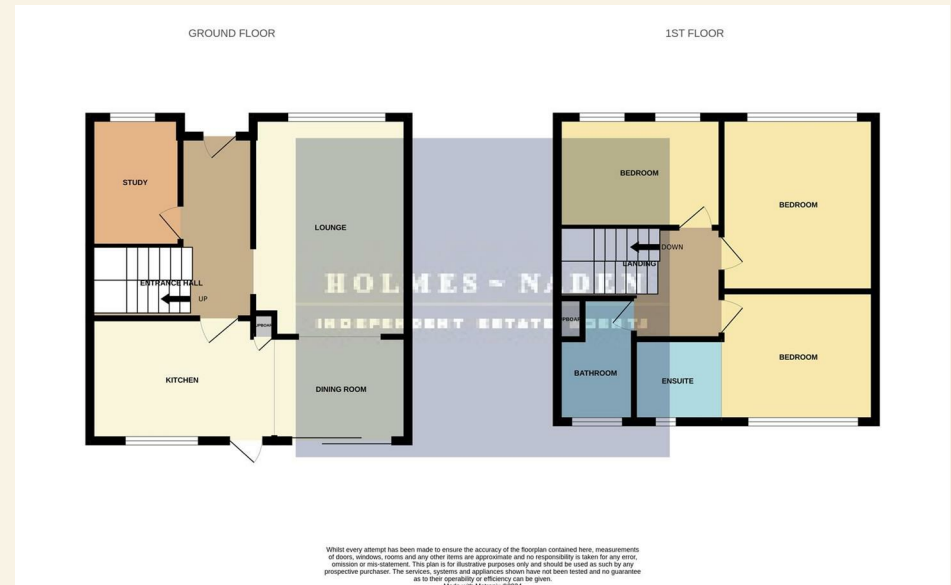
We have been advised th the property is Freehold and free from Chief Rent. Interested purchasers should seek clarification of this from their Solicitor.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

BAND C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C	72		
(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	

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

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