



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

4, Woodbridge Close, Bollington, Cheshire, SK10 5GL

A stunning stone semi-detached property, built to an exacting specification and occupying an outstanding location on the canal.

Offers Over £499,950

Built approximately seven years ago to an exacting specification by Henderson Homes builders of excellent repute, this stunning stone semi - detached property combines spacious contemporary accommodation over three floors. Located within the Macclesfield canal conservation area the property is part of a small exclusive development overlooking the canal in Bollington.

On entering the property you are greeted by an inviting hallway which in turn leads to a study/snug/bedroom four, guest WC and a good sized master bedroom with views over the canal and an adjoining en-suite bathroom. To the lower ground floor the spacious open plan kitchen/living room area offers beautiful views over the canal. To the first floor the landing allows access to two further good sized bedrooms and a bathroom.

Outside to the front of the property there is a lawned area bordered by dry stone walling. To the rear of the property there is an enclosed garden area with generous patio area.

We would strongly recommend an internal inspection to fully appreciate the fine merits this property has to offer.

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 Chancery Lane, continue for a short distance turning right into Grimshaw Lane and first right into Hurst Lane. Continue along Hurst Lane and before approaching the canal bridge turn right into Woodbridge Close.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

With stairs to first floor and lower ground floor, double radiator.

STUDY/SNUG/BEDROOM FOUR 12'6" x 8'6"

With double radiator.

CLOAKROOM

Comprising wall mounted wash hand basin, low level WC, chrome heated towel rail, attractive tiled floor.

MASTER BEDROOM 12'6 x 11'2

French doors with Juliette Balcony and views overlooking the canal.

EN-SUITE SHOWER ROOM

Comprising shower cubicle, vanity wash hand basin with drawer below, low level WC, attractive part tiled walls and floor.

LOWER GROUND FLOOR

INNER HALL

Double radiator.

SUPERB DINING KITCHEN 17'1" x 16'5"

Comprising an excellent range of base and drawer units, attractive working surface, inset sink unit with mixer tap, integrated dishwasher, integrated fridge freezer, built in electric oven and combination microwave oven, four ring induction hob with extractor hood over, tiled floor.

FAMILY ROOM 16'5 x 11'6

With double radiator and deep under stairs storage cupboard, bi-folding doors to the rear garden.

FIRST FLOOR

LANDING

BEDROOM TWO 16'5 x 11'2

Two sky lights, double radiator, cupboard housing gas fired central heating boiler.

BEDROOM THREE 16'5 x 11'2

Double radiator.

FAMILY BATHROOM 7'3 x 6'3

Comprising panelled bath with shower over and glass side screen. low level WC, wall mounted wash hand basin, chrome heated towel rail, part tiled walls and floor.

OUTSIDE

Gardens as previously mentioned.

DRIVEWAY

to the rear of the property which is gated and provides parking for two motor vehicles.

TENURE

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

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

BAND E

VIEWINGS

Strictly by appointment through the Agents.

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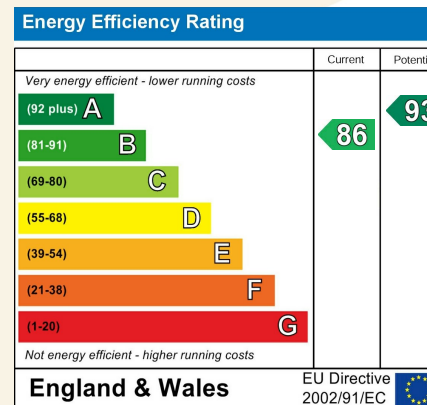
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**MISDESCRIPTIONS ACT 1967**

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