



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

5, Beeston Close, Bollington, Cheshire, SK10 5RQ

A beautifully presented, stone 3 bedroomed mews property occupying a quiet cul-de-sac location with outstanding views over undulating countryside and White Nancy .

Asking Price £395,000

Constructed of stone, we are delighted to offer for sale this beautifully presented 3 bedroomed mews property which is offered for sale in excellent condition throughout. The accommodation briefly comprises; on the ground floor an entrance hall, lounge/dining room which in turn leads to a garden room with spectacular views towards White Nancy and countryside and a well planned kitchen. To the first floor the landing allows access to 3 well proportioned bedrooms and a modern bathroom/WC. A gas fired CH system is installed augmented by UPVC double glazed windows throughout.

Situated in a secluded cul-de-sac location, the property enjoys a concrete driveway with attractive brick design to the front providing parking for 2 motor vehicles. To the rear of the property, the garden complements the property suitably, being of a good size and paved for ease of maintenance.

A special mention must be made to the delightful views towards White Nancy and countryside.

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

Directions; From our Bollington office, turn right onto the High Street into Palmerston Street. Continue straight on at the mini-roundabout into Shrigley Road. After a short distance along, turn second left into Beeston Mount and first left into Beeston Close where number 5 can be found immediately in front of you.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Staircase off with concealed storage incorporating cupboards and drawers, radiator.

LOUNGE/DINING ROOM 17' x 14'1 (overall)

2 radiators, exposed and polished floorboards, UPVC french door leading to garden room.

GARDEN ROOM 13'9 x 8'5

A delightful room taking in the superb views towards White Nancy and the countryside beyond. French doors to outside. Attractive tiled floor with underfloor heating

KITCHEN 10'1 x 9'

Comprising an excellent range of modern units including base cupboards and drawers, wall cupboards and stone worktops. One and a half bowl single drain sink unit with mixer taps, 4 ring ceramic halogen hob. Double built in electric oven. Plumbing for washing machine. Plumbing for dishwasher. Cupboard housing gas fired CH boiler. Exposed floorboards. Radiator

FIRST FLOOR

LANDING

Access to loft which is partly boarded with electric light, power and pull down ladder.

BEDROOM ONE 12'1 x 10'9 (narrowing down to 9')

Spectacular views of White Nancy. Radiator, fitted wardrobe.

BEDROOM TWO 9'2 x 8'9

Radiator, fitted wardrobe

BEDROOM THREE 7'10 x 6'9

Built in furniture comprising dressing table unit, cupboards and drawers to side.

BATHROOM

Comprising a white suite with panelled bath, overhead shower and glass side screen, vanity wash hand basin with cupboards below, low level WC, chrome heated towel rail, wall mounted mirror fronted cabinet.

OUTSIDE

Delightful gardens as previously mentioned. Outside tap. Attached outhouse incorporating bin store. Concrete driveway with brick pattern allowing parking for 2 motor vehicles

TENURE

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

VIEWINGS

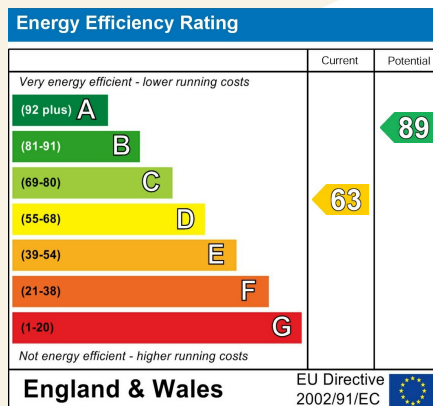
Strictly by appointment through the Agents.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

BAND C



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