



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

2, Shrigley Rise, Bollington, Cheshire, SK10 5QR

A truly unique semi-detached bungalow, renovated to the highest of standards and standing in approximately quarter of an acre with views towards White Nancy.

Guide Price £595,000

2 Shrigley Rise is a delightful individual home which in recent years has been the subject of a superb modernisation programme. On entering the property you are welcomed by a good sized entrance hall allowing access to an inner hall with oak and glass pocket doors leading to a superb open plan living, dining and breakfast kitchen with quality fixtures and fittings. Pocket oak doors then lead to a spacious sitting room enjoying views across open countryside. A utility room allows access to the large rear garden and a second inner hall leads to the master bedroom with en suite bathroom, two further double bedrooms and a shower room.

All the windows and doors throughout the property have been replaced with Velfac double glazed units and the whole of the property has been K rendered externally.

Outside particular mention must be made of the delightful gardens which wrap around the property and comprise extensively lawned areas with abundantly stocked borders and raised flower beds. A large stone paved patio lies to the rear of the property whilst to the side there is a delightful sheltered and south facing decked seating area taking advantage of the superb countryside and views towards White Nancy.

To the front of the property there is a paved and cobbled driveway providing parking for two to three motor vehicles. The property also benefits from a single garage, large garden shed and greenhouse, external electric sockets, external security lighting and three outside taps.

We would strongly recommend an internal inspection of this delightful property, in order to appreciate the quality of the fixtures and fittings throughout, the stunning location and outstanding views.

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 roundabout take the second exit onto Shrigley Road and after a short distance turn right into Shrigley Rise where the property can be found on the left hand side.

ACCOMMODATION

RECEPTION HALL 7'9 x 7'1

Double built in wardrobes with cupboards over, engineered oak floor, wall mounted radiator.

HALL

Panel radiator, engineered oak floor, Pocket oak and glass doors opening to:

SUPERB OPEN PLAN SITTING/DINING/BREAKFAST KITCHEN 24'5 x 16'2

Kitchen. Comprising an excellent range of base, eye level and drawer units, inset one and a half Franke sink with Quooker tap, two built in electric ovens, one with a microwave and warming drawer, space for fridge freezer, integrated dishwasher, Granite working surfaces and sills, integrated bin store, central island with drawers and cupboards below and breakfast bar with solid oak surface, induction hob with extractor hood over, USB points, built in larder with electric light and power, pull out drawer larder, panelled radiator, engineered oak floor. Living /Dining area with sliding doors leading to a decked patio area. Panel radiator. Engineered oak floor. Pocket oak doors leading to:

SITTING ROOM 17' x 13'2

Attractive fireplace with inset Stovax log burning cassette fire with log storage, built in shelving unit to side comprising of six drawers and oak top, engineered oak floor, panelled radiator, picture window with outstanding views towards White Nancy and over countryside.

UTILITY ROOM 12'1 x 6'3

Comprising an excellent range of base, eye level and drawer units, built in wine rack, plumbing for washing machine, cupboard housing Worcester Bosch combination gas fired central heating boiler, engineered oak floor, single radiator, door to outside.

INNER HALL

Single radiator, access to loft which is extensively boarded and insulated, electric light and power.

MASTER BEDROOM 12'5 x 10'10

Built in sliding wardrobes with storage and hanging space, single radiator.

EN-SUITE BATHROOM 8'10 x 5'3

Comprising a P shaped bath with shower over and glass side screen, vanity wash hand basin with cupboards and drawers below, shaver point, wall mounted towel rail, part tiled walls.

BEDROOM TWO 12'3 x 12'

Single radiator.

BEDROOM THREE 12'3 x 11'1

Single radiator.

SHOWER ROOM

Comprising shower cubicle, low level WC, vanity wash hand basin with cupboards below, part tiled walls.

OUTSIDE

Gardens as previously mentioned.

GREENHOUSE

GARDEN SHED

WOOD STORE

TENURE

We have been advised that the property is Freehold and free from chief rent. Interested purchasers should seek confirmation of this from their Solicitors.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

BAND E

VIEWINGS

Strictly by appointment through the Agents.

PRESTBURY OFFICE:

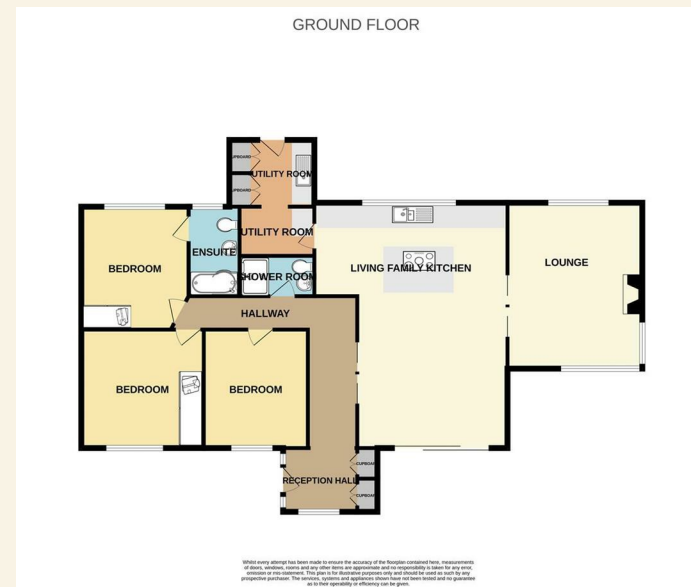
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



MISDESCRIPTIONS ACT 1967

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