



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

52A, Bollington Road, Bollington, Cheshire, SK10 5EJ

An individual detached five bedroom 2 bathroom stone house with rear garden and off road parking for 2/3 motor vehicles. NO ONWARD CHAIN.

Guide Price £485,000

Constructed in 2006, this modern individual stone detached house offers the discerning purchaser a superb family residence over three floors. The property benefits from good quality fixtures and fittings throughout including internal glass and oak doors.

In brief the accommodation comprises on the ground floor, entrance hall, downstairs cloakroom, dining room, lounge, utility and kitchen. At first floor level there are four good sized bedrooms, (one with en-suite shower room) and a family bathroom. At the second floor level there is another good sized bedroom with en-suite shower room. A gas fired central heating system was installed in 2020 at the property.

Outside to the rear of the property the private garden is laid mainly down to lawn with a flagged area. The off road parking, which is gated from the garden, is accessed via Kingsway and benefits from electric light and power.

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

Directions:

From our Bollington Office turn left out of High Street into Palmerston Street. Continue for approximately a mile where number 52A Bollington Road can be found on the left hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY

With double radiator, staircase off.

DOWNSTAIRS CLOAKROOM 6' x 2'11

With low level WC, pedestal wash hand basin with mixer tap, single radiator, central light fitting, extractor fan.

DINING ROOM 11'9 x 11'7

Double glazed Georgian style window to front elevation, double radiator, three wall light points.

UTILITY ROOM 10'8 x 8'1

Double glazed Georgian style window to front elevation, double radiator, plumbing for washing machine, vent for dryer, base, wall cupboards and drawer units with attractive working surfaces.

LOUNGE 19'8 x 11'6

Great sized reception room with double glazed patio doors and windows to rear elevation, double radiator, attractive feature fireplace with living flame gas fire, three wall light points.

KITCHEN 15' x 8'6

Comprising Shaker style fitted kitchen with base, wall cupboards and drawers, Granite worktops, one and a half stainless steel sink unit with mixer tap, five ring gas hob with stainless steel extractor hood over, double electric oven, double radiator, plumbing for dishwasher, space for fridge freezer, ceiling spot lights, part tiled walls, attractive flooring, under counter Worcester gas fired central heating combination boiler, door to outside.

FIRST FLOOR

LANDING

Linen cupboard, stairs to second floor, double glazed stained glass window to side elevation.

BEDROOM ONE 13'4 x 11'6

Double glazed window to rear elevation, single radiator, central light, built in shelving.

EN-SUITE SHOWER ROOM 8'9 x 6'2

Comprising shower cubicle with thermostatic shower, wash hand basin with mixer tap, low level WC, chrome heated towel rail, tiled floor, part tiled walls, ceiling spot lights, extractor fan, double glazed window to rear elevation.

BEDROOM TWO 11'11 x 11'7

Double glazed window to front elevation, single radiator, central ceiling light.

BEDROOM THREE 11' x 8'8

Double glazed window to rear elevation, single radiator, central ceiling light.

BEDROOM FOUR 10'3 x 10'2

Double glazed window to front elevation, single radiator, ceiling light.

FAMILY BATHROOM 9'11 x 4'5

With panelled bath with taps, wash hand basin with mixer tap, chrome heated towel rail, low level WC, mirror cabinet, three ceiling spot lights, extractor fan, tiled floor, part tiled walls, double glazed window to front elevation.

SECOND FLOOR

LANDING

Built in cupboards providing under eaves storage, double glazed stained glass window to side elevation, velux window.

BEDROOM FIVE 16'10 x 10'4

With single radiator, velux window, ceiling spot lights.

EN-SUITE SHOWER ROOM 5'3 x 4'9

Comprising shower cubicle with thermostatic shower, low level WC, pedestal wash hand basin with mixer tap, tiled floor, part tiled walls, chrome heated towel rail, velux window.

OUTSIDE

Gardens as previously mentioned.

GREENHOUSE

OFF ROAD PARKING

Parking for two or three motor vehicles accessed by Kingsway.

TENURE

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

VIEWINGS

Strictly by appointment through the Agents.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

BAND F

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



Energy Efficiency Rating

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