



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# 11, Dyers Court, Bollington, Cheshire, SK10 5GG

A superb three bedroom two bathroom Townhouse presented to a high standard, enjoying views to the front towards White Nancy.

Asking Price £375,000

11 Dyers Court occupies a sought after location and is one of only three townhouses on the development to have additional accommodation on the top floor with the benefit of a Velux Cabrio balcony giving a stunning view of the White Nancy.

In brief the accommodation comprises on the ground floor entrance hall, cloakroom, recently refitted dining kitchen with access to a large utility area ( formerly the garage ). At first floor level there is a delightful dual aspect living room measuring over 27 foot in length and enjoying views over open countryside. The second floor provides two further bedrooms and a bathroom together with a study/dressing room. At third floor level there is a master bedroom and recently refitted en-suite shower room. The property has the benefit of a gas fired heating system augmented by double glazed windows throughout.

Outside there are manageable gardens. To the rear there is a small enclosed patio garden and space for a shared seating area to the front of the property. A tarmac driveway provides off road parking.

We would strongly recommend an internal inspection to fully appreciate the delightful and versatile accommodation provided within.

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

#### Directions:

From our Bollington Office proceed out of High Street turning right into Palmerston Street. Continue to the mini roundabout taking the third turning into Church Street. Continue along Church Street and at the junction bear left into Ingersley Vale and first right into Dyers Court where number 11 can be found on the right hand side.

#### ACCOMMODATION

##### GROUND FLOOR

##### ENTRANCE HALL

Part glazed entrance door, attractive tiled floor, radiator, stairs to first floor.

##### CLOAKROOM/WC

Wall mounted wash hand basin, low level WC, tiled floor, extractor fan, radiator.

##### RECENTLY REFITTED DINING KITCHEN 15'4 x 12'6

Comprising an excellent range of base, eye level and drawer units, single drainer sink unit, NEFF integrated dishwasher, double electric Bosch built in oven, five ring AEG gas hob with extractor hood over, space for fridge freezer, centre island with drawers and cupboards below, breakfast bar, attractive tiled floor, column radiator, door to rear patio garden.

##### UTILITY ROOM ( formerly the garage )

This room could easily be converted back to the garage. Wood floor, space for washing machine, space for tumble dryer.

##### FIRST FLOOR

##### DUAL ASPECT LIVING ROOM 27'6 x 15'3

Superb room with two double glazed sash windows to both rear, three radiators, two large built in double store cupboards, bar area comprising solid wood units with aluminium working surface, extensive wine store, desk area, laminate floor, staircase to second floor.

##### DINING ROOM

##### SECOND FLOOR

##### LANDING

Built in linen cupboard, radiator.

##### BEDROOM TWO 15'4 x 9'

Range of built in wardrobes with drawers below, two double glazed sash windows to the rear aspect, radiator.

##### BEDROOM THREE 7'3 x 8'5

Double glazed window to the front aspect, radiator.

##### BATHROOM 7'5 x 6'7

Comprising a white suite with panelled bath, pedestal wash hand basin, low level WC, chrome heated towel rail, part tiled walls.

### STUDY / DRESSING ROOM 7'10 x 6'8

Double glazed window to front aspect, radiator, stairs to the top floor.

### THIRD FLOOR

#### BEDROOM ONE 16'6 x 11'2

Double glazed velux window to the front aspect, velux Cabrio balcony, radiator, built in eaves storage.

#### RECENTLY REFITTED EN-SUITE

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

#### OUTSIDE

Gardens as previously mentioned. There is also access to shared communal garden at the top of the road. Small part of garage for additional storage.

#### OFF ROAD PARKING

#### TENURE

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

Ground Rent is £90 pa.

Service Charge is approximately £400 pa.

#### VIEWINGS

Strictly by appointment through the Agents.

#### POSSESSION

Vacant possession upon completion.

#### COUNCIL TAX

BAND E

#### PRESTBURY OFFICE:

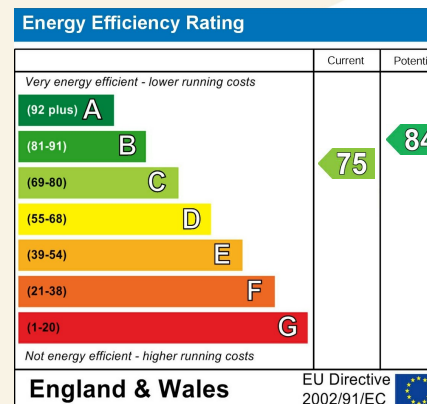
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#### MISDESCRIPTIONS ACT 1967

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