



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

17, East Avenue, Bollington, Cheshire, SK10 5DY

A deceptively spacious three bedroom two bathroom detached dormer property, standing on a good sized plot with parking for three to four motor vehicles and an extensive garage and workshop. NO CHAIN.

Asking Price £399,000

17 East Avenue is presented to a good standard and offers versatile living accommodation with rooms of pleasing proportions. In brief the accommodation comprises on the ground floor an entrance vestibule, entrance hall, large understairs storage cupboard, study, bedroom one, bathroom, good sized lounge with patio doors leading to the south facing rear garden and a good sized breakfast kitchen, utility room. At first floor level the landing allows access to two good sized bedrooms and a shower room. The whole of the accommodation benefits from a gas fired central heating system augmented by uPVC double glazed windows throughout.

Outside particular mention must be made of the good sized plot, which to the front and side provides parking for several motor vehicles. To the rear the gardens are beautifully landscaped and comprise a good sized lawn area, extensive paved patio both of which are surrounded by mature trees, plants and shrubs. The driveway leads to a gated carport and extensive garage and workshop.

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 left into Palmerston Street. Continue towards Macclesfield and after approximately one mile turn left into Ovenhouse Lane. Take the first left into East Avenue where the property can be found on the left.

ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE

Cupboard housing meters, double radiator, glass door leading to:

ENTRANCE HALL

Deep built in understairs storage cupboard, staircase off, double radiator.

STUDY 9'3 x 6'6

Double radiator.

LOUNGE 17'3 x 13'

Attractive fireplace incorporating living flame gas fire with marble inset and hearth, sliding patio doors leading to the rear garden which is south facing, double radiator.

BREAKFAST KITCHEN 19'0 x 9'2

Comprising an excellent range of base, eye level and drawer units, including glass fronted display cabinet, single drainer sink unit with mixer tap, Range cooker with two double ovens and eight ring gas hob with extractor hood over, plumbing for dishwasher, door to outside.

UTILITY ROOM

Comprising a range of base and drawer units, single drainer sink unit with mixer tap, shelving, plumbing for washing machine, space for dryer, Worcester combination boiler, low level WC.

BEDROOM ONE 14' x 12'2

Double radiator.

BATHROOM 9'2 x 7'4

Comprising panelled bath, shower cubicle, low level WC, vanity wash hand basin, chrome heated towel rail, fully tiled walls.

FIRST FLOOR

LANDING

With wood and steel balustrades.

BEDROOM TWO 19'5 x 11'4

Two wall light points, Velux window over looking the rear garden, double radiator.

BEDROOM THREE 12'7 x 9'

Wall light point, built in cupboard, range of wall mounted cupboards, Velux window, double radiator.

SHOWER ROOM

Comprising corner shower cubicle, low level WC, wall mounted wash basin, built in cupboards, chrome heated towel rail, part tiled walls, Velux window.

OUTSIDE

GARDENS

As previously mentioned.

EXTENSIVE GARAGE AND WORKSHOP

DRIVEWAY

Parking for several motor vehicles.

TENURE

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

POSSESSION

Vacant possession upon completion.

VIEWINGS

Strictly by appointment through the Agents.

COUNCIL TAX

BAND D.

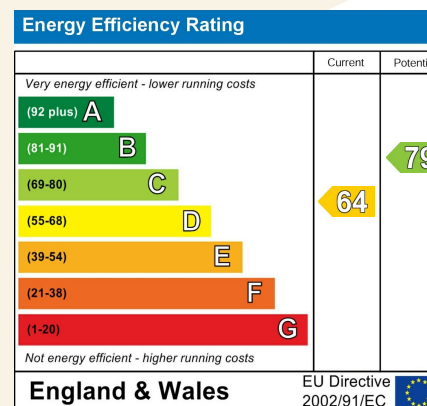
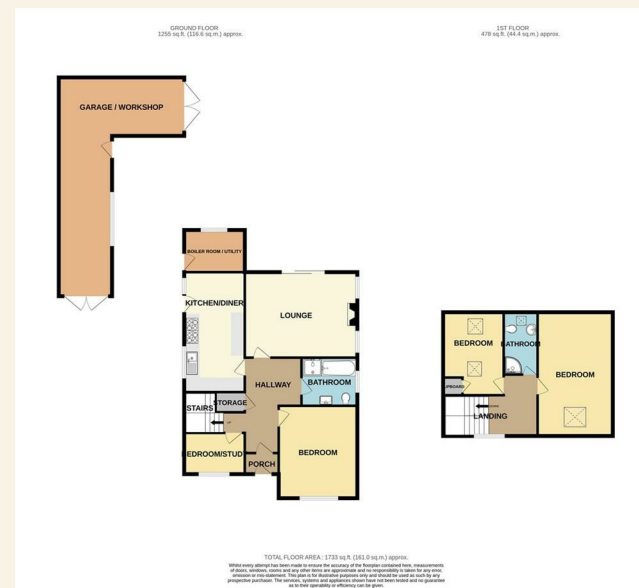
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MISDESCRIPTIONS ACT 1967

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