



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# 3, Dean Close, Bollington, Cheshire, SK10 5NT

A well presented three bedroomed semi-detached property, backing onto open countryside enjoying a cul-de-sac location in the heart of Bollington Village.

£395,000

Constructed of brick, this delightful semi-detached property offers the discerning purchaser a wonderful family home, occupying a cul-de-sac location backing onto open countryside. The accommodation briefly comprises on the ground floor an enclosed porch, twenty foot living room with living flame gas fire, delightful breakfast kitchen with contemporary style units with built in appliances and double doors leading to the garden and the beautiful views beyond, separate utility and WC. To the first floor the landing allows access to three bedrooms and a bathroom/WC. A gas fired central heating system has been installed.

The property is approached by a private driveway which allows ample hard standing for a number of vehicles. Both the gardens to the front and rear are laid mainly down to lawn and flagged patio area. A special mention must be made to the wonderful views over the adjoining countryside towards Kerridge.

There is a wide range of shopping, travel, educational and recreational facilities available in Macclesfield. Access points to the national motorway network, Inter-City rail travel direct to London and Manchester International Airport are all within 10 and 30 minutes drive of the property.

#### Directions:

From our Bollington Office proceed left up High Street towards Chancery Lane. Turn right into Chancery Lane, bearing right onto Grimshaw Lane. After a short distance turn left onto Bishop Road then left onto Charter Road and left onto Dean Close where the property can be found immediately on the right hand side.

#### ACCOMMODATION

##### GROUND FLOOR

##### ENCLOSED PORCH

With radiator, stairs to first floor.

##### LIVING ROOM 20'9 x 15'5 (narrowing down to 9'1)

With two radiators, living flame gas fire.

##### BREAKFAST KITCHEN 18' x 11'3 ( average )

With contemporary style units including base cupboards and drawers, wall cupboards and worktops, one and a half bowl sink unit, four ring gas hob with extractor hood, oven/grill, radiator, double doors leading to the rear garden.

##### UTILITY

Plumbing for washing machine, radiator, gas boiler.

##### WC

With low level WC and radiator.

##### FIRST FLOOR

##### LANDING

With access to roof space.

##### BEDROOM ONE 11'1 x 9'2 ( plus wardrobe recess )

With radiator, fitted mirror wardrobes.

##### BEDROOM TWO 9'7 x 8'8

With radiator, delightful views.

##### BEDROOM THREE 8'11 x 6'6

With radiator and delightful views.

##### BATHROOM/WC

Panelled bath, low level WC, vanity wash hand basin, radiator, part tiled walls.

##### OUTSIDE

Gardens and hard standing as previously mentioned.

##### TENURE

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

### POSSESSION

Vacant possession upon completion.

### VIEWINGS

Strictly by appointment through the Agents.

### COUNCIL TAX

BAND C

#### PRESTBURY OFFICE:

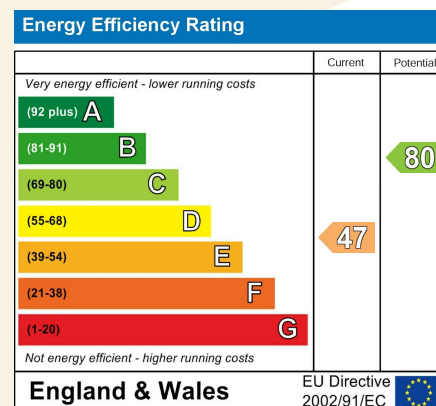
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#### MISDESCRIPTIONS ACT 1967

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