



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

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

A stunning detached family home, presented to the highest standards, standing on generous sized plot with detached garage and in a highly sought after location.

Asking Price £585,000

This delightful detached family property benefits from well planned, light and airy accommodation throughout with spacious rooms and high-quality fixtures and fittings presented to the highest of standards, offering modern and easy living which will appeal to a wide range of buyers.

On entering you are welcomed into a spacious hall with staircase, stunning 24ft lounge with patio doors leading to the rear garden and double sided log burning stove. There is a good sized family room/study with dual aspect windows that would serve well as a fourth bedroom, Particular mention must be made of the fabulous open plan living, dining, breakfast kitchen with high specification appliances, breakfast bar and patio doors leading out to the rear patio and garden. An attractive feature is the double-faced multi-fuel stove connecting the lounge and dining kitchen ensuring both areas benefit from the warmth and ambience and providing an impressive focal point. A separate utility room with sink and access to a spacious shower room.

Upstairs you will find the principal bedroom with en-suite bathroom and dressing area, two further double bedrooms and a good sized family shower room. The whole of the accommodation is warmed by condensing gas central heating boiler and augmented by double glazed uPVC windows throughout.

Outside the property stands on a good sized plot and to the front is a generous stone paved driveway leading to the detached garage. There are lawned areas to the front and rear. To the rear of the property the gardens enjoy a good degree of privacy and are laid mainly to lawn with many well established trees, flowers, shrubs and log store. A stone paved patio area enjoys afternoon sun with patio door access to the lounge and kitchen and a gravel seating area.

Only by an internal viewing will one be able to appreciate the quality of this delightful family home.

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

Directions:

From our Bollington Office proceed towards Macclesfield for approximately one and a half miles, turning left into South West Avenue. Turn first right into East Avenue where the property can be found after a short distance along on the right hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

Tiled floor, built in cloaks cupboard with hanging rail, single radiator.

ENTRANCE HALL

Staircase off, understairs storage cupboard, double radiator, engineered oak floor.

FAMILY ROOM/STUDY/BEDROOM FOUR 19'11 x 9'5

Dual aspect windows, two double radiators, engineered oak floor.

STUNNING SITTING ROOM 24' x 11'

Double sided multi fuel stove, sliding patio doors to the rear garden, two wall light points, two double radiators.

OPEN PLAN KITCHEN/DINING AREA 22'8 x 13'10

Comprising an excellent range of base, eye level and drawer units, pull out larder, corner carousel unit, deep drawers, integrated dishwasher, integrated fridge and freezer, integrated bin store, inset sink with mixer tap, built in combination self cleaning oven, built in combined oven/grill/microwave, four ring induction AEG hob with Neff extractor hood over, attractive Quartz working surfaces, breakfast bar with deep drawers and cupboards below, integrated wine fridge, dining area with double sided multi fuel stove, double radiator, patio door to garden, engineered oak floor.

UTILITY ROOM 9'3 x 7'4

Range of base, eye level and drawer units, attractive working surface, deep Belfast sink with mixer tap, attractive tiled floor, door to outside, double radiator.

SHOWER ROOM

Walk in shower cubicle, wall mounted wash basin, low level WC, fully tiled walls and floor, chrome heated towel rail.

FIRST FLOOR

LANDING

With access to loft which is boarded with a pull down ladder, built in airing cupboard, single radiator.

PRINCIPAL BEDROOM 15'4 x 9'6

With radiator.

DRESSING ROOM 11' x 6'3

Comprising an excellent range of fitted wardrobes with cupboards over.

EN-SUITE BATHROOM 9'7 x 5'0

P Shaped bath with shower over and glass side screen, low level WC, wall mounted wash basin, chrome heated towel rail, half tiled walls, tiled floors, wall mounted mirror, underfloor heating.

BEDROOM TWO 12'9 x 11'9

Comprising a range of fitted wardrobes, single radiator.

BEDROOM THREE 13' x 12'

Double radiator.

SHOWER ROOM 7'4 x 6'5

Deep walk in shower, wall mounted wash hand basin with mixer tap. low level WC, wall mounted mirror, wall mounted medicine cabinet, fully tiled walls and tiled floor, chrome heated towel rail, chrome heated towel rail, underfloor heating.

OUTSIDE**GARDENS**

As previously mentioned.

DETACHED GARAGE

With up and over door, electric light and power.

GARDEN SHED**TENURE**

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

POSSESSION

Vacant possession upon completion.

VIEWINGS

Strictly by appointment with the Agents.

COUNCIL TAX

BAND F

PRESTBURY OFFICE:

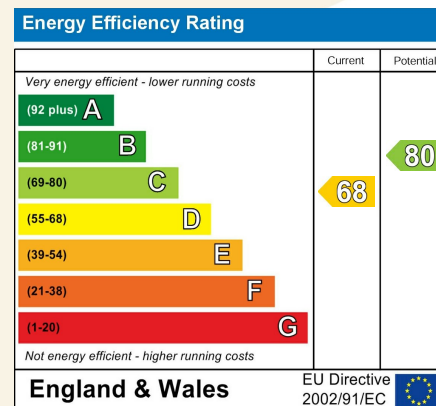
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**MISDESCRIPTIONS ACT 1967**

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