



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

5, Ridley Road, Bollington, Cheshire, SK10 5HL

A traditional 1920's semi-detached property in a sought after location on the fringe of open countryside.

Asking Price £385,000

Constructed of brick, this mature property offers the discerning purchaser a fabulous home situated in a popular residential locality, enjoying views over open fields.

The accommodation briefly comprises on the ground floor an enclosed entrance porch, entrance hallway, lounge, sitting and dining area with large pantry, kitchen. To the first floor the landing allows access to three good sized bedrooms and a family bathroom. A Worcester gas fired central heating boiler was installed in 2017 and has been serviced regularly.

Outside to the rear the property enjoys a large private garden which is fully enclosed and laid mainly down to lawn with borders, raised flower beds, mature trees, shrubs, a variety of fruit trees and a patio area. To the front of the property the paved driveway allows off road parking and access to the garage which is attached.

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 10 and 30 minutes drive of the property.

Directions:

From our Bollington Office proceed towards Macclesfield for approximately one mile turning right into Albert Road. Continue for a short distance turning left into Ridley Road at the bend in the road, where the property can be found a little way down on the left hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

HALLWAY 11' x 6'

With double radiator, staircase to first floor.

LOUNGE 14' x 11'4

Window to front elevation, living flame gas fire with marble hearth and surround, double radiator, shelving and cupboards to either side of the fireplace.

SITTING / DINING AREA 17'9 x 13' overall into recess

Attractive stone hearth and mantle with working coal fire, double radiator, storage and shelving to either side of the fireplace, door to pantry with shelving.

KITCHEN 11'11 x 7'9

Comprising wall, base and eye level units, Hotpoint built in electric grill/cooker, electric hob with extractor hood over, space for fridge, plumbing for washing machine, plumbing for dishwasher, vent for dryer, one and a half sink unit with mixer tap, door to outside.

FIRST FLOOR

LANDING

BEDROOM ONE 13'10 x 9'8 plus wardrobe recess

Built in double wardrobes, radiator.

BEDROOM TWO 12'11 x 9'1

With cupboard housing Worcester boiler, radiator, built in cupboards, access to loft.

BEDROOM THREE 8'10 x 7'10

With radiator.

FAMILY BATHROOM

With panelled bath and shower over, basin with cupboards below, low level WC, fitted mirror, radiator.

OUTSIDE

GARDENS

As previously mentioned.

GARAGE 23'4 x 10' overall

With electric light and power, up and over door.

OUTHOUSE

With low level WC, light & power.

TWO SHEDS

With electricity.

VIEWINGS

Strictly by appointment with the Agents.

TENURE

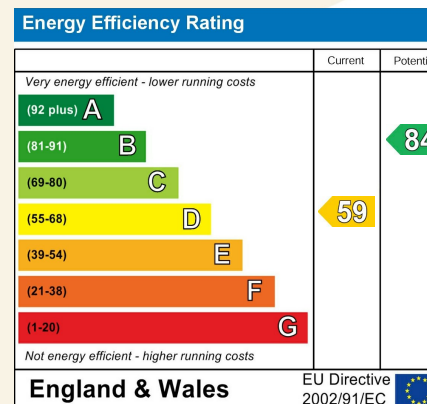
We have been advised that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

BAND D

**PRESTBURY OFFICE:**

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