



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

52, Cedarway, Bollington, Cheshire, SK10 5NS

A well proportioned three bedroomed dormer semi-detached bungalow standing on a good sized plot backing onto the canal with a private mooring.

Guide Price £399,000

The sale of 52 Cedarway offers the discerning purchaser, the opportunity to acquire a well proportioned dormer bungalow in need of general modernisation.

In brief the accommodation comprises on the ground floor enclosed porch, lounge, dining room, kitchen and sun room together with a bathroom. At first floor level there are two good sized bedrooms. The property benefits from uPVC double glazed units throughout.

Outside the bungalow stands on a good sized plot and comprises a large lawned area with abundantly stocked flower borders. Particular mention must be made of the superb location, backing onto the canal and 52 Cedarway also benefits from its own private mooring. There is a detached garage and garden shed.

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 out of High Street towards Macclesfield for approximately one mile. Turn left into Grimshaw Lane opposite the Tesco's store. Continue through the traffic lights at the aqueduct bridge, taking the next turning on the left hand side into Cedarway. Continue along Cedarway where NO52 can be found on the left hand side.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

LOUNGE 13'4 x 11'1

Stone fireplace, two wall light points.

DINING ROOM 9'9 x 9'11

Bay window, wall light points, storage heater, staircase off.

KITCHEN 9'9 x 8'2

Comprising a range of base and eye level units, Formica working surface, stainless steel single drainer sink unit with mixer tap, four ring gas hob, built in electric oven, plumbing for washing machine.

SUN ROOM 21'8 x 8'4

Views over the canal, storage heater.

BEDROOM ONE 12'0 x 11'10

BATHROOM

Comprising panelled bath with shower over, pedestal wash hand basin, low level WC, fully tiled walls, tiled floor.

FIRST FLOOR

BEDROOM TWO 11'4 x 10'4

Wall mounted heater.

BEDROOM THREE 14'0 x 8'6

Wall mounted storage heater, built in wardrobes.

OUTSIDE

Gardens as previously mentioned.

SHED

GARAGE

VIEWINGS

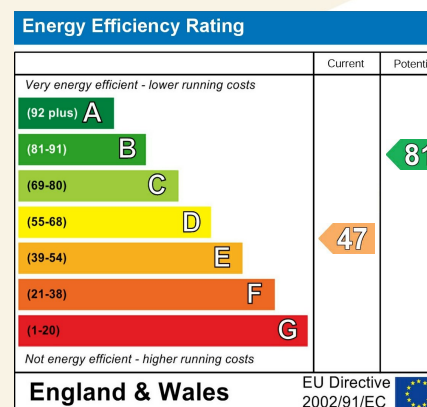
Strictly by appointment through the Agents.

POSSESSION

Vacant possession upon completion.

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

**COUNCIL TAX
BAND C**



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MISDESCRIPTIONS ACT 1967

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