



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# 66, Henshall Road, Bollington, Cheshire, SK10 5DN

A substantial three storey period property set behind a stone flagged driveway and enjoying a good sized south facing garden with open aspect.

£465,000

Constructed in the 1930's this substantial and characterful period property offers the discerning purchaser the opportunity to acquire a home of pleasing proportions.

In brief the accommodation comprises on the ground floor entrance hall, lounge, sitting room and study. To the lower ground floor there is a breakfast kitchen and dining room, whilst at first floor level the landing allows access to three bedrooms and a family bathroom.

The property is set behind a double stone-flagged drive which provides off-road parking for two vehicles. The fully enclosed garden to the rear features two stone flagged patios, a neat lawn with borders abundantly stocked with mature trees and shrubs. The garden, which is south facing, is landscaped over two levels and enjoys the best of the sun all day.

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 turn left into Palmerston Street. Proceed towards Macclesfield for approximately one mile where the property can be found on the left hand side just after Nursery Road.

#### ACCOMMODATION

##### GROUND FLOOR

##### ENTRANCE HALL

Wooden front door with decorative glazing inset, staircase off, picture rail, dado rail, engineered wood flooring, wall light point, meter cupboard, access to lower ground level via the understairs.

##### LOUNGE 11'09 x 11'

Open grate fire set within a feature period tiled fireplace with wooden surround and mantel, uPVC double glazed window to the bay, plantation shutters, picture rail, engineered wood flooring, wall light points, double radiator.

##### SITTING ROOM 12'09 x 11'05

Picture rail, uPVC double glazed windows to two elevations, engineered wood flooring, double radiator, double doors leading to the study.

##### STUDY 6'07 to cupboards x 6'

Floor to ceiling fitted cupboards and shelving, fitted work station, engineered wood flooring, uPVC double glazed window, uPVC door leading to garden.

##### LOWER GROUND FLOOR

##### DINING ROOM 17'04 x 10'02

Under stairs storage cupboards, ceiling spotlights, Amtico flooring, uPVC double glazed window to the bay, double radiator.

##### BREAKFAST KITCHEN 13'11 x 12'05

Comprising a range of base, eye level and wall units, attractive working surface, one and a half bowl stainless steel single drainer sink unit with mixer tap, island breakfast bar, two built-in Neff ovens, built-in five ring Neff gas hob with extractor hood over, built-in Neff fridge/freezer, built in Neff dishwasher, Worcester Bosch combination condensing boiler, partly tiled walls, ceiling spotlights, Amtico flooring, uPVC rear door opening to outside.

##### UTILITY CUPBOARD

With plumbing for washing machine, space for tumble dryer, space for a further fridge/freezer, Amtico flooring.

##### CLOAKROOM/WC

Vanity wash hand basin with mixer tap, tiled splashbacks and storage unit below, low level WC, extractor fan, ceiling spotlights, Amtico flooring.



## FIRST FLOOR

### LANDING

Access to partially boarded loft via drop down ladder, picture rail, dado rail.

### BEDROOM ONE 12'09 x 11'05

Original tiled fireplace, picture rail, uPVC double glazed window, single radiator.

### BEDROOM TWO 11'09 x 11'

Picture rail, uPVC double glazed window to the bay, single radiator.

### BEDROOM THREE 8'02 x 6'01

Built-in storage cupboard, picture rail, uPVC double glazed window, single radiator.

### BATHROOM

Comprising white suite with panelled P shaped bath with thermostatic rainfall shower over and additional shower attachment, glass side screen, vanity wash hand basin with mixer taps and storage below, low level WC, extractor fan, ceiling spotlights, fully tiled walls, tiled flooring, wall mounted mirror fronted medicine cabinet, uPVC double glazed window, heated towel rail.

### OUTSIDE

Gardens as previously mentioned.

### 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

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#### PRESTBURY OFFICE:

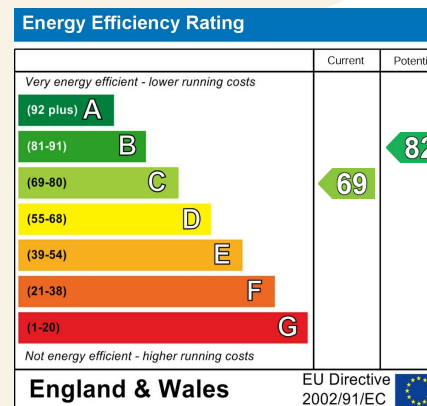
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#### MISDESCRIPTIONS ACT 1967

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