



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

11, Albert Road, Bollington, Cheshire, SK10 5HS

An individual extended detached bungalow standing on a good sized plot with extensive parking and detached garage, presented to the highest of standards.

Guide Price £475,000

11 Albert Road is a deceptively spacious extended detached bungalow offering light and airy accommodation with rooms of pleasing proportions.

The interior of the property is presented to the highest of standards and in brief comprises entrance hall, lounge, superb living/kitchen/dining area with log burning stove and patio doors leading to the rear garden with open aspect enjoying a good degree of privacy. There are two double bedrooms and a bathroom/WC. The whole of the accommodation is warmed by a Worcester gas fired central heating system augmented by double glazed windows throughout.

Outside the bungalow stands on a good sized plot set well back from the road and the front enjoys a lawned area with flower borders and an extensive gravel driveway provides parking for several motor vehicles leading to a single detached garage. To the rear the gardens have been beautifully landscaped and incorporate a paved patio, lawn, raised flower borders all of which are fully enclosed and enjoy a private outlook.

We would strongly recommend an internal inspection to fully appreciate the fine merits this property has to offer.

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 out of High Street and after approximately one mile turn right into Albert Road where the property can be found after a short distance on the right hand side.

ACCOMMODATION

ENTRANCE HALL

Single radiator, oak front door, access to part boarded and insulated loft.

LOUNGE 14' x 12'

Fireplace with multifuel stove and quarry tiled hearth, deep bay window, one single and one double radiator.

SUPERB KITCHEN/ DINING/ LIVING AREA 20' x 13'5

Kitchen area comprising an excellent range of base, eye level and drawer units, attractive working surface, double electric oven, five ring gas hob with stainless steel extractor hood over, plumbing for washing machine, space for fridge and freezer, integrated dishwasher, stainless steel sink unit with mixer tap, part tiled walls, attractive tiled floor. Dining/living area with French doors leading to a paved patio area and sliding doors to the rear garden, two skylights in the Atrium.

BEDROOM ONE 14'5 x 13' into the bay window

Excellent range of fitted wardrobes incorporating hanging space and extensive drawers, single radiator.

BEDROOM TWO 10'11 x 9'10

Single radiator.

BATHROOM/WC

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

OUTSIDE

South westerly facing gardens as previously mentioned.

DETACHED SINGLE 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 purchaser should seek clarification of this from their Solicitors.

POSSESSION

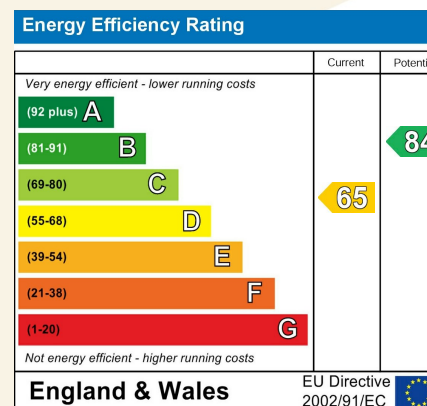
Vacant possession upon completion.

VIEWINGS

Strictly by appointment through the Agents.

COUNCIL TAX

BAND D



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