HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

34, Shrigley Road,

Bollington, Cheshire, SK10 5QU

A truly stunning recently modernised stone cottage occupying a sought after location.

Asking Price £235,000

We are pleased to bring to the open market 34 Shrigley Road, which is a delightful country cottage and quite recently has undergone a complete renovation.

On entering the property you are immediately welcomed by a bright and airy lounge opening to a breakfast kitchen. At first floor level the landing allows access to a good sized bedroom and a luxuriously appointed spacious bathroom together with a utility area having plumbing for washing machine and built-in cupboards. The property benefits from uPVC double glazed windows throughout augmented by a gas fired central heating system.

Outside to the front of the property there is a small paved cottage garden, whilst to the rear there is a communal area and a substantial stone outhouse.

We would strongly recommend an internal inspection of this delightful turn key property in order to fully appreciate the fine merits it has to offer. The vendors have stated that there is an option to purchase some items of furniture by separate negotiation.

Directions:
From our Bollington Office turn right into High Street and then right into Palmerston Street. On approaching the roundabout take the second exit into Shrigley Road and continue for a short distance where No 34 can be found on the left hand side.

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.

ACCOMMODATION

GROUND FLOOR

LOUNGE 12' x 11'
A delightful bright and airy room, two built-in cupboards to alcoves with shelves above, column radiator, attractive wood floor.

BREAKFAST KITCHEN 11' x 10'10 overall
Comprising an excellent range of base, eye level and drawer units, attractive working surface, Belfast sink with mixer tap, built in electric oven with four ring induction hob over, integrated fridge, staircase off, column radiator.

FIRST FLOOR

LANDING

UTILITY AREA
With plumbing for washing machine, cupboards over, column radiator, original wood stripped floorboards.

BEDROOM ONE 9' x 11'
Built in wardrobe, original wood floor, original cast iron fireplace with stone hearth, panelled radiator.

BATHROOM 9'2 x 6'7
Fitted to a luxurious standard with brass fittings, free standing bath with shower over and side screen, vanity wash hand basin with cupboards and shelf below, low level WC, part tiled walls, Mandarin stone marble floor, cupboard housing gas fired central heating boiler, brass wall mounted heated towel rail.

OUTSIDE
Small cottage garden to the front. Communal area to the rear.

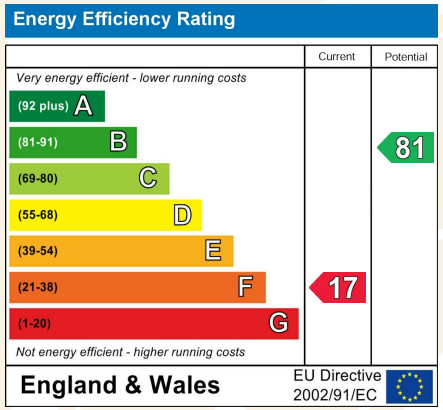
OUTSIDE STORE

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 through the Agents.

COUNCIL TAX
BAND B



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MISDESCRIPTIONS ACT 1967
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