



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

8, London Road, Macclesfield, Cheshire, SK11 7UB

A modern and stylish deceptively spacious two bedroom mews property with private rear garden and allocated parking.

Asking Price £214,950

Constructed in 2017 and forming part of a conservation area 8 London Road is well designed accommodation which is light and airy throughout.

Internally you are welcomed by an open plan layout on the ground floor which briefly comprises entrance hall, utility room/cloakroom, a superb open living, dining and kitchen area with high quality fixtures and fittings. At first floor level the landing allows access to two double bedrooms and a luxury showerroom. The whole of the accommodation is warmed by a combination gas fired central heating boiler augmented by uPVC glazed units throughout.

Outside to the rear of the property there is a private courtyard garden and allocated parking.

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 5 and 30 minutes drive of the property.

Directions:

From our Bollington Office proceed towards Macclesfield on the Silk Road continuing straight ahead on the roundabout for approximately two miles. Turn left at the traffic lights into London Road. Upon reaching the second set of lights turn immediately left just before the Albion Mill.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Staircase off.

UTILITY/CLOAKROOM 9'3 x 6'1

Comprising base units, stainless steel sink unit with mixer tap, plumbing for washing machine, space for dryer. low level WC, double radiator.

OPEN PLAN KITCHEN 14'2 x 10'

Comprising an excellent range of base, eye level and drawer units, Granite working surfaces, inset one and a half bow sink unit with mixer tap, built-in electric over with four ring gas hob and extractor hood over, integrated fridge freezer, plumbing for dishwasher, breakfast bar, radiator.

OPEN PLAN LOUNGE 13'1 x 12'5

Double glazed sliding doors to the rear elevation, deep under stairs storage cupboard, radiator.

FIRST FLOOR

Airing cupboard housing gas fired Worcester combination boiler, double radiator.

BEDROOM ONE 13' x 10'4

Built in double wardrobes with mirrored doors, double radiator.

BEDROOM TWO 13' x 11'5

Access to roof space, double radiator.

LUXURY SHOWER ROOM

Comprising corner shower cubicle, low level WC, pedestal wash hand basin, chrome heated towel rail, part tiled walls.

OUTSIDE

Gardens as previously mentioned.

ALLOCATED PARKING SPACE

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

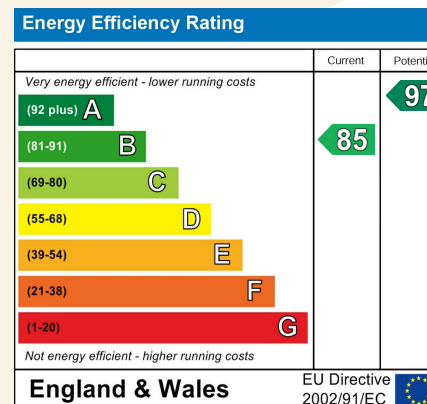
Vacant possession upon completion.

VIEWINGS

Strictly by appointment through the Agents.

COUNCIL TAX

BAND B



PRESTBURY OFFICE:

THE VILLAGE,
PRESTBURY,
CHESHIRE SK10 4DG

TELEPHONE: 01625 828254

FACSIMILE: 01625 820019

HEAD OFFICE:

16 HIGH STREET,
BOLLINGTON,
MACCLESFIELD,
CHESHIRE, SK10 5PH
TELEPHONE: 01625 560535
FACSIMILE: 01625 574445

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