



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

21a, Lord Street, Bollington, Cheshire, SK10 5BN

Large, extended, 3 bedroomed, stone terraced property with beautiful garden. Open outlook to the front over open fields.
Convenient location.

£375,000

Constructed of stone, this substantial, extended cottage offers a characterful and modernised home which is ready for immediate occupation.

The accommodation briefly comprises to the ground floor a large open plan area including the lounge with a wood burning stove, dining room and a superb kitchen with stylish units and built in appliances. To the first floor, the landing allows access to two good sized bedrooms and a bathroom/WC. The third attic bedroom is located via stairs on the second floor. A gas fired central heating system has been installed with a brand new boiler.

The property enjoys a substantial, larger than average garden, laid to mainly to lawn, with well kept flower borders, large stone flagged patio and seating areas. There is a gate to the rear garden providing access to Cumberland Drive and a gate to the side providing access to front. A delightful stone outbuilding is situated in the garden providing power and picture windows. This would make an ideal office or garden room. There is also an ornamental pond with a water feature.

A special mention must be made to the fabulous views over the open countryside to the front towards White Nancy with delightful aspect over the rear garden.

ACCOMMODATION

GROUND FLOOR

LOUNGE 13'7x 12'5

Recently fitted wood burning stove featuring a large stone lintel and stone hearth, beamed ceiling. Fitted cupboards including a meter cupboard.

DINING ROOM 12'8 x 12'2

Double radiator, beamed ceiling, stairs off.

KITCHEN 13'2 x 10'

Fitted kitchen with a range of base cupboards, drawers, and wall cupboards - one of which

containing a new Valiant boiler, quartz worktops, breakfast bar, range dual fuel cooker with double oven, 5 ring hob, grill and extractor unit, one and a half bowl stainless steel sink unit with mixer tap, integrated dishwasher and washing machine, dual aspect, underfloor and some wall heating, space for large fridge/freezer.

BASEMENT

OCCASSIONAL ROOM

Original stone steps down to this tanked room. Single radiator.

FIRST FLOOR

LANDING

Corridor with stairs off.

BEDROOM ONE 12'8 x 12'4

Fitted wardrobe. radiator.

BEDROOM TWO 13'1 x 9'11

Double radiator. Windows with views.

BATHROOM 11'11 x 7'1

Recently fitted bathroom, P-shaped bath with Vitra waterfall shower over, vanity wash hand basin with cupboards under, low level WC, large airing cupboard housing small single radiator, heated towel rail, attractive laminate click board flooring. Potential to create en-suite to master bedroom while keeping a family bathroom.

SECOND FLOOR

BEDROOM THREE 13'1 x 9'11 (narrowing head height)

Large storage areas, double radiator, two conservation velux windows with fitted blinds.

OUTSIDE

GARDEN

As previously mentioned.

GARDEN/OFFICE ROOM 10'3 x 5'

Stone outbuilding with stone flagged floor. Power - sockets and lights, windows with views across gardens, composite door.

TENURE

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

POSSESSION

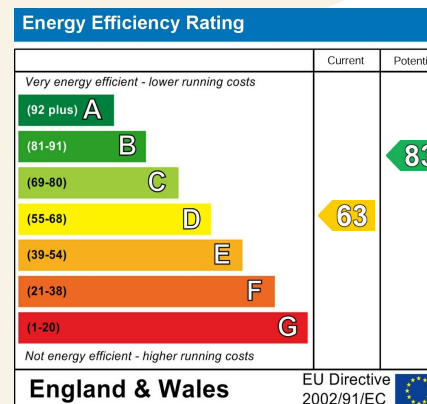
Vacant possession upon completion.

VIEWINGS

Strictly by appointment through the Agents.

COUNCIL TAX

BAND C



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