



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# 42, Barnfield Road, Bollington, Cheshire, SK10 5DZ

Occupying a sought after location, a well proportioned extended three/four bedroom semi-detached property with large rear garden, garage and driveway. In need of general updating.

**Asking Price £350,000**

This traditional extended semi-detached property is located on a desirable residential road and offers the discerning purchaser an opportunity to acquire a property in general updating.

In brief the accommodation comprises on the ground floor entrance hall, lounge, dining room, kitchen. At first floor level the landing allows access to three good sized bedrooms, bedroom number four has been converted into a shower room. Separate WC. The property benefits from a gas fired central system augmented by uPVC double glazed windows throughout.

Outside the property enjoys a lawned area to the front with driveway leading to the attached garage. To the rear the gardens are of a particularly good size enjoying an extensive lawn, paved patio, all of which is fully enclosed.

There is a wide range of shopping, travel, educational and recreational facilities available in Macclesfield. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 10 minutes and 30 minutes drive of the property.

#### Directions:

From our Bollington Office proceed up High Street to the junction with Palmerston Street. Turn left in the direction of Macclesfield for approximately one and a half miles turning left into South West Avenue. Take the first turning right into East Avenue and first left into Barnfield Road. Continue along and 42 can be found towards the end of the road on the left hand side.

#### ACCOMMODATION

##### GROUND FLOOR

##### ENTRANCE HALL

Built in meter cupboard.

##### LOUNGE 14'1 x 12'1

Bay window, wall mounted electric fire with tiled hearth, double radiator.

##### DINING ROOM 10'1 x 9'3

Deep under stairs cupboard, double radiator, door to outside.

##### KITCHEN 10'3 x 5'7

Comprising a range of base, eye level and drawer units, Formica working surface, one and a half bowl resin sink unit with mixer tap, plumbing for washing machine, plumbing for dishwasher, gas cooker point, part tiled walls.

#### FIRST FLOOR

##### LANDING

Access to loft.

##### BEDROOM ONE 12'8 x 9'

Built in fitted wardrobes, single radiator.

##### BEDROOM TWO 12'3 x 12'

Built in cupboard, single radiator.

##### SHOWER ROOM ( formerly bedroom four ) 9' x 6'

Double shower cubicle, single radiator.

##### CLOAKROOM/WC 6'8 x 6'1

Comprising low level WC, pedestal wash hand basin, part tiled walls, double radiator.

##### BEDROOM THREE 10'2 x 8'10

Cupboard housing hot water cylinder, radiator.

##### OUTSIDE

Gardens as previously mentioned.

**ATTACHED GARAGE**

Up and over door, electric light and power, door to rear garden.

**DRIVEWAY****POSSESSION**

Vacant possession upon completion.

**TENURE**

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

**VIEWINGS**

Strictly by appointment through the Agents.

**COUNCIL TAX**

BAND D

**PRESTBURY OFFICE:**

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| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         |                            |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         |                            |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

**MISDESCRIPTIONS ACT 1967**

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