



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

73a, High Street, Bollington, Cheshire, SK10 5PF

A charming and cosy 2 bedroomed stone cottage with extensive basement area nestled in a secluded spot yet close to local amenities.

Asking Price £225,000

Accessed via an enclosed gated garden area, this cottage is something of a hidden gem. Small, yet quirky and oozing character, in brief it comprises; To the ground floor a lounge and kitchen with access to a garden area on one side and a communal courtyard to other side with steps down to a 2 roomed stone cellar and extra outside storage. To the first floor there are 2 bedrooms (one over the ginnel) and a shower room.

Located on High Street and forming apart of a conservation area, the property is extremely well located being within close walking distance of shops, restaurants and pubs.

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 10'7 x 10'6

Stable door to garden area. Large radiator. Meter cupboards. Electric flame effect fire. Attractive laminate flooring. Open plan through to:

KITCHEN 10'10 x 9'6

A range of base, eye level and drawer units, space for fridge, gas oven with 4 ring gas hob and extractor over. Single bowl sink with separate taps. Stable door to outside communal area and external access to :

BASEMENT

2 large cellars with power and lighting, original stone flagged floors, attractive stone fireplace. Plumbing for washing machine, space for dryer. Worcester boiler. Extra external covered storage area.

FIRST FLOOR

BEDROOM ONE 10'7 x 10'7

Radiator. Original wooden flooring.

BEDROOM TWO 8'10 x 7'6

Radiator, laminate flooring, wardrobe/storage space.

SHOWER ROOM 10'10 x 4'5

Separate shower cubicle. Chrome heated towel rail. Low level WC. Vanity wash hand basin with mixer tap and cupboards below. Original floorboards.

OUTSIDE

To one side of the property there is a private garden area with washing lines and space for sitting out. To the other side there are steps leading to a large communal flagged courtyard and an underground basement and storage area.

COUNCIL TAX

TAX BAND B

POSSESSION

Vacant possession upon completion.

VIEWINGS

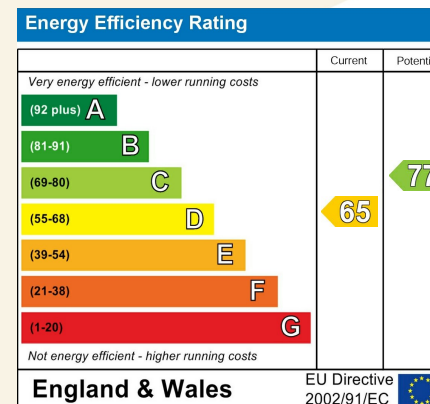
Strictly by appointment through the Agents.

TENURE

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
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