



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

15, Waterhouse Avenue, Bollington, Cheshire, SK10 5JP

A beautifully situated semi-detached property occupying a cul-de-sac location. Landscaped garden to the rear backing onto the Middlewood Way. Double Driveway to the front.

Guide Price £359,000

The accommodation briefly comprises on the ground floor an entrance vestibule, lounge, dining kitchen, conservatory and laundry/boot room. To the first floor the landing allows access to three good sized bedrooms and a family bathroom. The whole of the accommodation benefits from uPVC double glazed windows augmented by a gas fired central heating system.

The property is situated in a slightly elevated location enjoying outstanding views with ample hardstanding to the front for two motor vehicles. The rear garden compliments the property suitably and comprises a patio area, lawn with abundantly stocked flower borders. Access can be obtained to the Middlewood Way and the garden is fully enclosed enjoying a good degree of privacy.

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 in the direction of Macclesfield for approximately half a mile turning left into Hawthorn Road. Turn first left into Waterhouse Avenue where the property can be found on the right hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE

With stairs to first floor.

LOUNGE 14'5 x 10'10

Bay window, attractive fireplace with marble inset and hearth and timber mantle over incorporating pebble effect living flame gas fire, double radiator.

KITCHEN/DINING ROOM 15' x 10'10

Comprising an excellent range of base, eye level and drawer units, Formica working surface, one and a half bowl stainless steel sink unit with mixer tap, five ring gas hob with extractor hood over, Zanussi double built in oven, plumbing for dishwasher, space for fridge freezer, part tiled walls, Karndean flooring, door to:

CONSERVATORY 11'6 x 11'5

Views over the garden, double radiator, tiled floor, door to outside.

LAUNDRY/BOOT ROOM 13'7 x 6'9

With plumbing for washing machine, space for dryer, door to both front and rear.

FIRST FLOOR

LANDING

With access to loft which is part boarded and can be accessed by pull down ladders, double radiator.

BEDROOM ONE 13'10 x 12'

Built in cupboards, double radiator, views.

BEDROOM TWO 13'7 x 7'3

Double aspect windows, single radiator.

BEDROOM THREE 10'8 x 8'8

Single radiator.

BATHROOM

Comprising P-Shaped bath with shower over and glass side screen, low level WC, fully tiled walls, tiled floor, pedestal wash hand basin, radiator/towel rail.

OUTSIDE

Gardens as previously mentioned.

DRIVEWAY

With parking for two motor vehicles.

GARDEN SHED

TENURE

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

POSSESSION

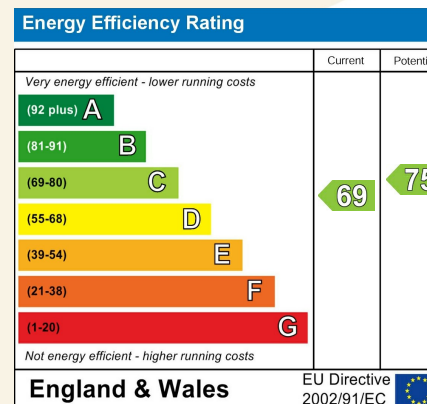
Vacant possession upon completion.

VIEWINGS

Strictly by appointment through the Agents.

COUNCIL TAX

BAND C



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MISDESCRIPTIONS ACT 1967

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