



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

38, Cedarway, Bollington, Cheshire, SK10 5NS

REDUCED FOR A QUICK SALE. A truly stunning waterfront recently renovated detached dormer bungalow occupying a fabulous location with beautiful landscaped gardens, garage and driveway.

Asking Price £545,000

38 Cedarway is a truly stunning detached dormer bungalow which has been painstakingly renovated in recent times. The property now offers light and airy accommodation providing modern day living with the added advantage of beautiful landscaped gardens backing onto the canal which includes a mooring at the bottom of the garden for a barge.

Internally the accommodation has been well planned and in brief comprises entrance hall, superb open living/dining/kitchen area with French doors leading to the conservatory and a second set of French doors which lead out onto the garden enjoying views across the canal. There are two good sized bedrooms and a recently installed shower room. At first floor level there is a study area, good sized bedroom with Juliette balcony enjoying views over the garden and canal. A spacious bathroom with quality fittings completes the accommodation at first floor level. The property benefits from a gas fired central heating system and the majority of the windows and doors have been recently replaced. Outside to the front of the property the driveway allows access to the single garage and parking for motor vehicles. To the rear of the property particular mention must be made of the beautifully landscaped gardens comprising a paved patio area with stunning views over the canal leading down to a lawned area surrounded by abundantly stocked flower borders.

We would strongly recommend an internal inspection of this delightful home in order to fully appreciate the fine merits it has to offer.

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 towards Macclesfield for approximately one mile turning left into Grimshaw Lane opposite the new Tesco store. Continue through the traffic lights at the aqueduct bridge, turning first left into Cedarway. Follow the road round and the property can be found after approximately 500 yards on the left hand side.

ACCOMMODATION

ENTRANCE HALL

Deep under stairs storage cupboard with power for tumble dryer, double radiator.

SUPERB OPEN PLAN LIVING/DINING/KITCHEN 21' x 16'

Bright and airy room with superb views across the garden and canal. Living/dining area with attractive wall mounted log effect electric fire,

LIVING/DINING AREA

Attractive wall mounted log effect electric fire, double radiator, French doors leading to the conservatory.

KITCHEN

Comprising an excellent range of base, eye level and drawer units, Quartz working surface and splashback over the cooker, built-in Siemens appliances incorporating built-in electric oven, built-in electric oven with microwave and warming drawer below, integrated washing machine, integrated dishwasher, integrated fridge freezer, centre island with extensive cupboards below and integrated wine fridge, Quartz working surface and one and a half bowl inset sink unit with instant hot water tap, attractive tiled floor, double radiator, superb views over the garden and canal.

CONSERVATORY 10'1 x 9'1

Access to garden, delightful views.

INNER HALL

BEDROOM ONE 12' x 11'10

An excellent range of fitted wardrobes with hanging space and shelving, fitted drawers and dressing table to side, double radiator.

BEDROOM TWO 9'9 x 8'10

Double radiator.

SHOWER ROOM

Comprising shower cubicle, low level WC, chrome heated towel rail, wall mounted wash basin.

STAIRCASE LEADING TO THE FIRST FLOOR

STUDY AREA 9'5 x 7'

Skylight with views. storage area.

BEDROOM THREE 11'4 x 11'3

Juliette balcony, two skylights, views over the garden and canal, double radiator.

BATHROOM 9'3 x 8'5

A stunning room comprising a sunken oversized bath with centre mixer taps, double shower enclosure with inset display shelf and LED lights over, wall hung low level WC, floating sink unit with drawers below, chrome heated towel rail, attractive tiled floor and part tiled walls, skylight.

OUTSIDE

Gardens as previously mentioned.
Outside tap and power point.

GARAGE

With up and over door, electric light and power.

TENURE

We have been advised by our vendor that the property is Freehold and free from Chief Rent.
Interested purchasers should seek clarification of this from their Solicitor.

VIEWINGS

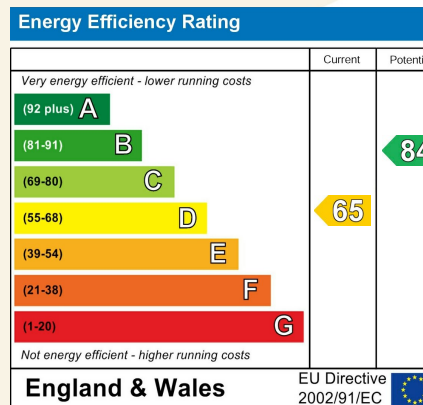
Strictly by appointment through the Agents.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

BAND D



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MISDESCRIPTIONS ACT 1967

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