



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

54, South West Avenue, Bollington, Cheshire, SK10 5DS

A large 4 bed extended detached property occupying a sought after location with outstanding views to the rear over Kerridge and unspoilt countryside.

Price Guide £535,000

Situated in a most idyllic location backing onto open fields with views towards Kerridge across open countryside, we are delighted to offer this substantial extended detached family property.

Originally the South West Avenue show-house back in the mid 70's, this property has been owned by the same family since new and now offers huge potential to another family to create a wonderful home. The house stands in a very large plot with gardens to front and rear and side.

The accommodation briefly comprises on the ground floor an outer and inner hall, family/dining room, lounge, conservatory, breakfast kitchen, utility and cloakroom. To the first floor the landing allows access to four bedrooms, three of which are double, and a family shower room/WC. The whole of the accommodation is warmed by gas fired central heating.

Outside, the property stands on an extensive plot and to the front the driveway allows ample hardstanding for up to six motor vehicles and leads to a double garage. The front garden also has an area laid to lawn with a rare and beautiful flowering tree. To the rear of the property the garden has a sweeping lawn surrounded by flower borders and uninterrupted views over unspoilt countryside. This garden also comprises a water tap and a large paved patio area which further extends to the side of the house where there is a lean-to work shop area and a garden shed.

We would strongly recommend an internal inspection to fully appreciate the fine merits this property has to offer.

A special mention must be made to the delightful views over the adjoining countryside towards Kerridge and White Nancy.

There is a wide range of shopping, travel, educational and recreational facilities available in Bollington and nearby Macclesfield.

ACCOMMODATION

GROUND FLOOR

OUTER HALLWAY

Built as an add on, this hallway is an attractive approach to the property and features ceramic floor tiles and upvc windows with views across the front garden and flowering tree.

INNER HALLWAY

Double radiator.

LOUNGE 16'9 x 11'8

Stone fireplace with tiled mantle and hearth incorporating a gas fire (not in use). Two double radiators.

CONSERVATORY 22'4 x 9'1

Panoramic views over the garden and countryside beyond. Two double radiators, marble effect flooring, patio doors to outside.

DINING ROOM 10'4 x 19'

Oak flooring, double radiator, patio door to conservatory.

KITCHEN 12'1 x 10'3

Comprising a range of base, eye level and drawer units, Stoves range cooker with seven ring gas hob, grill, two ovens, warming drawer and extractor over. Fully tiled walls, one-and-a-half bowl stainless steel sink unit with mixer tap, formica work tops, door to outside and magnificent views.

UTILITY 8'8 x 5

Wall mounted cupboards, plumbing for washing machine and dishwasher, space for fridge/freezer, formica work tops.

CLOAKROOM

Low level WC, vanity wash hand basin with cupboards below, Xpelair extractor, hanging space for coats/

FIRST FLOOR

LANDING

Access to loft

BEDROOM ONE 14' x 11'

Double radiator, double fitted wardrobes, beautiful views.

BEDROOM TWO 10'5 x 11'8

Double radiator, views.

BEDROOM THREE 10'6 x 7'5

Double built-in wardrobe, double radiator, views.

BEDROOM FOUR 9'5 x 6'1

Extends into recess. Single radiator.

SHOWER ROOM 6'2 x 7

Walk-in double shower cubicle. low level WC, vanity wash hand basin with cupboards below, fully tiled walls and floor.

OUTSIDE

GARDENS

As previously mentioned.

ATTACHED DOUBLE GARAGE

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

DRIVEWAY

With ample hardstanding for up to six motor vehicles.

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.

COUNCIL TAX

BAND E

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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	62	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MISDESCRIPTIONS ACT 1967

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