



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

60, Bollington Road, Bollington, Cheshire, SK10 5EJ

A recently renovated unique stone property enjoying a good sized private rear garden and off road parking.

Guide Price £299,950

The sale of 60 Bollington Road, offers the discerning purchaser the opportunity to purchase a unique stone property, which over recent months has been the subject of a complete modernisation programme.

In brief the accommodation comprises on the ground floor entrance porch, lounge and a fully fitted kitchen. At first floor level the landing allows access to two good sized bedrooms and a shower room. Double glazed uPVC windows have been installed throughout together with electric power heaters.

Outside to the rear of the property there is a good sized garden area which at present has been gravelled for ease of maintenance (allowing any prospective purchaser to create their own outdoor space). The property owns the road to the rear. There is right of way over the land for adjoining properties and space for the parking of a motor vehicle.

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.

Directions:

From our Bollington Office turn left out of High Street into Palmerston Street. Continue for approximately a mile where number 60 can be found on the left hand side. Viewers are advised to park on Kingsway and access the property down the track.

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

LOUNGE 14' x 12'5

Attractive fire surround with tiled hearth, beamed ceiling, electric power radiator.

KITCHEN 14'8 x 8'6

Comprising an excellent range of base, eye level and drawer units, Formica working surface, built in electric oven, four ring electric hob with extractor hood over, integrated fridge freezer, one and a half single drainer sink unit with mixer tap, integrated dishwasher, space for washing machine, staircase off, door to outside.

FIRST FLOOR

LANDING

BEDROOM ONE 13'8 x 12'

Panelled electric radiator.

BEDROOM TWO 11'5 x 8'4

Panelled electric radiator.

SHOWER ROOM 9'7 x 6'

Comprising shower cubicle, vanity wash hand basin with cupboards below housing instant hot water tank, low level WC, electric radiator, tiled walls, tiled floor, chrome heated towel rail.

GARDENS

As previously mentioned.

PRIVATE PARKING

EXTENSIVE GARDEN STORE

TENURE

We have been advised that the property is Freehold and free from chief rent. 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 B

OUTSIDE

PRESTBURY OFFICE:

THE VILLAGE,
PRESTBURY,
CHESHIRE SK10 4DG

TELEPHONE: 01625 828254

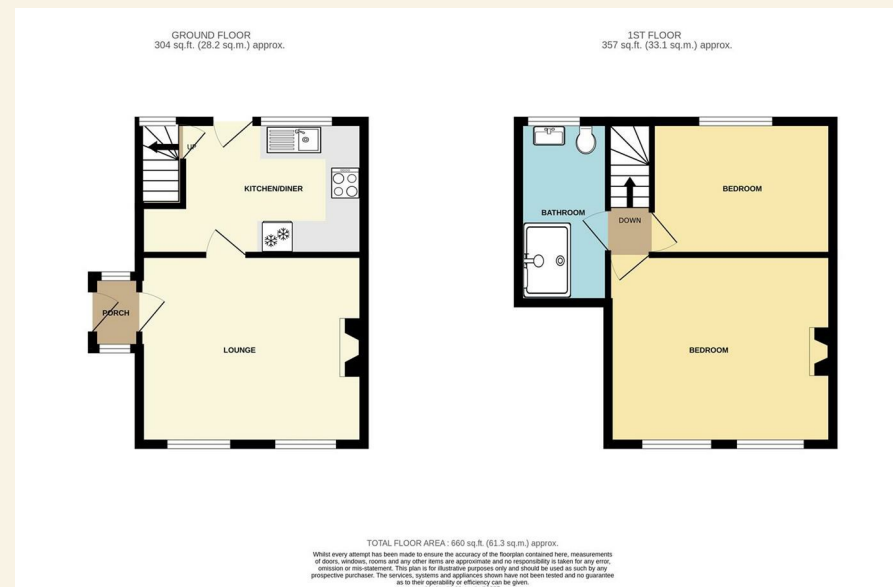
FACSIMILE: 01625 820019

HEAD OFFICE:

16 HIGH STREET,
BOLLINGTON,
MACCLESFIELD,
CHESHIRE, SK10 5PH
TELEPHONE: 01625 560535
FACSIMILE: 01625 574445

MISDESCRIPTIONS ACT 1967

These particulars, whilst believed to be accurate are set out for guidance only and do not constitute any part of any offer or contract – intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise to their accuracy. No person in the employment of Holmes-Naden Estate Ltd. has the authority to make or give any representation or warranty in relation to the property.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E		
(21-38) F	34	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



