



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

62, Bollington Road, Bollington, Cheshire, SK10 5EJ

A deceptively spacious, double fronted stone cottage appointed to a high standard with private gardens, well set back from the road.

£399,000

62 Bollington Road is a charming, double fronted stone property, set back from the road.

In brief the accommodation comprises on the ground floor entrance porch, hall, lounge and a fully fitted kitchen/dining room. At first floor level the landing allows access to three bedrooms and a bathroom. The house has character and it is well presented throughout.

Outside there is a cottage garden to the front of the property. To the rear there is a fully enclosed and sunny garden featuring reclaimed Cheshire brick walls with inset wooden panels, stone flags and an outside water tap.

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 62 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

PORCH

Attractive tiled floor.

HALL

Attractive tiled floor.

LOUNGE 14'5 x 11'1

Wooden floor, attractive fireplace incorporating multi-fuel stove, timber mantle and stone hearth, double radiator, plantation shutters to window,

KITCHEN/DINING ROOM 23'5 x 15'5 (overall)

Open plan L-shaped room. Dining area featuring attractive fireplace with cast iron tiled surround, timber mantle and stone hearth, 2 column radiators, cupboard housing gas meter, deep built-in under stairs storage cupboard. Kitchen area featuring an excellent range of base, eye level and drawer units, large central island with quartz top, electric built-in cooker below and built-in 4-ring induction electric hob, integrated fridge/freezer, integrated dishwasher, inset sink unit with mixer tap, plantation shutters to window, cupboard housing comb boiler, bifold doors leading to rear garden.

FIRST FLOOR

BEDROOM ONE 14'3 x 11' overall

Plantation shutters to front and rear. Deep built-in wardrobes, double radiator.

BEDROOM TWO 12'1 x 10'2 plus recess 5'8 x 4'6

Plantation shutters to front, deep built-in cupboard, 2 wall light points.

BATHROOM

Low level WC, vanity wash hand basin with cupboards below and waterfall tap, walk-in shower enclosure, free-standing roll top bath with clawed feet and chrome shower attachment, column radiator, attractive ceramic floor.

BEDROOM THREE 9'1 x 7'7 (narrowing to 5')

Picture window to rear.

OUTSIDE

GARDENS

As previously mentioned.

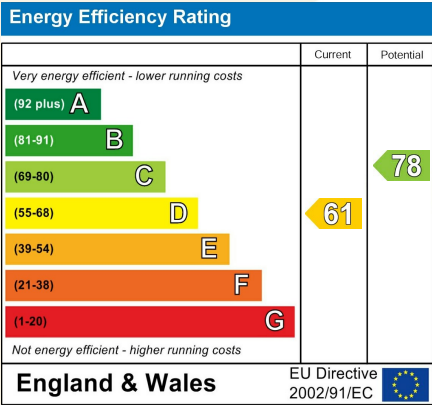
POSSESSION

Vacant possession upon completion.

VIEWINGS

Strictly by appointment through the Agents.

**COUNCIL TAX
BAND D**



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

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