



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

101, South West Avenue, Bollington, Cheshire, SK10 5DX

A superbly situated and beautifully presented, 4 double bedroomed, detached family property ready for immediate occupation.
Stunning gardens . Double Garage.

Guide Price £635,000

Constructed of brick, this substantial detached family property offers the discerning purchaser a rare opportunity to acquire an immaculately presented, 4 double bedroomed home, occupying a superb cul-de-sac location within a short distance of local amenities. In the vicinity can be found excellent schools and countryside walks.

On entering the property, you are welcomed by a light and airy atmosphere and, in brief, the accommodation comprises; On the ground floor - entrance hall, cloakroom, lounge open to dining room with patio doors leading to the garden, recently refitted kitchen with access to the utility room. At first floor level - the landing allows access to the principal bedroom with a spacious en-suite bathroom, three further bedrooms and a family bathroom. The whole of the accommodation is warmed by a gas fired, Hive controlled central heating system, augmented by upvc double glazed windows throughout together with Rock doors. There is a 1gb wired network and Virgin media wireless network.

The property is approached via a deep block paved driveway, leading to a detached double garage. There is a lawned area to the front with well-stocked flower borders. To the rear of the property, the fully enclosed, private south west facing gardens are of a particular mention, being beautifully landscaped, comprising a good sized lawned area edged with stone inset cobbles, abundantly stocked borders incorporating flowers and shrubs, two patio areas, a decked area provides an ample seating space for entertaining, with a bespoke 6m x 3m aluminium and polycarbonate canopy, allowing external entertaining in all weathers. To the side of the canopy there is a large hot tub, whilst to the rear of the garden there is a lovely garden room, which could easily be used for a number of purposes. In addition there is a good sized garden shed.

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

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Staircase off, deep under stairs storage cupboard, Quickstep oak effect floor, double radiator.

CLOAKROOM

Low level WC, double radiator, wall mounted wash hand basin.

LOUNGE 16'5 x 13'

Bright and spacious room with attractive, inset, gas pebble effect fire, picture bay window, two double radiators, Quickstep oak effect floor, open to:

DINING ROOM 12'2 x 10'

Two double radiators, patio doors to rear garden, Quickstep oak effect floor,

KITCHEN 10'3 x 10'

Recently refitted with an excellent range of base, eye level and deep drawer units, one and a half bowl stainless steel sink unit with mixer tap, dishwasher, built-in double electric Smeg cooker with built-in Smeg microwave above, Samsung connected smart induction hob with extractor hood over, deep larder, attractive working surfaces, open to;

UTILITY ROOM

Plumbing for washing machine, space for dryer, wall cupboards over, fully enclosed Vaillant combi boiler, door to outside.

FIRST FLOOR

LANDING

Deep built-in linen cupboard with chrome heated towel rail. Loft access with built-in ladder leading to partially boarded loft space with lighting.

PRINCIPAL BEDROOM 16'10 x 11'5

Comprising an excellent range of Sharpes fitted furniture incorporating two double and two single robes, bedside and dressing table with dual USB outlets double sockets, dressing table has drawers to side and mirror over and overhead storage, double radiator.

EN-SUITE BATHROOM 10'5 x 7'2

Comprising Dolphin bathrooms with whirlpool bath, corner shower unit, vanity wash hand basin with cupboards below and cupboards above with heated mirror, low level WC, radiator.

BEDROOM TWO 12' x 10'

Comprising an excellent range of Hammonds built-in furniture, including wardrobe with double sliding doors, built-in cupboards and bedside tables, plus cabling for virgin media and bedside sockets with dual USB, single radiator.

BEDROOM THREE 13' x 8'10

Double radiator.

BEDROOM FOUR 10' x 9'5

Double radiator.

FAMILY BATHROOM

Panel bath with shower over, low level WC, pedestal wash hand basin, chrome heated towel rail, attractive fully tiled walls.

OUTSIDE

IP CCTV system, hard-wired, comprising 2,5 and 8mega pixel cameras with analytics. App controlled with push notifications. Ring door bell. Self-monitored alarm system.

External lights. Sensor-controlled lighting around whole property.

EV charger. Ohme 32amp 7kwh car charger, currently linked to intelligent Octopus go tariff.

GARDENS

As previously mentioned. Outside hot and cold taps. Three double external waterproof mains outlets.

DETACHED DOUBLE GARAGE

With powered up and over door and Rock door to side.

DRIVEWAY

Deep block paved.

GARDEN ROOM 10 x 10

Dunster house, Daft Badger log cabin with domestic grade doors and windows. 32amp supply. Sensor lighting. House-linked alarm system. Tool shed behind.

GARDEN SHED 10 x 4

With power, heating, hot and cold water and sewerage.

HOT TUB

Blue Whale spa 32amp hot tub. 5 seater and lounger. 110 massage jets and lighting.

FIREPIT

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 E

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THE VILLAGE,
PRESTBURY,
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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 | 67 | 76 |
| (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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