



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# 26, Highfield Road, Bollington, Cheshire, SK10 5LR

NO ONWARD CHAIN. A well presented traditional 1930's semi detached property enjoying a large corner plot and detached garage.

Guide Price £495,000

Constructed of brick, this substantial semi-detached property, offers the discerning purchaser a fabulous home presented to a good standard and enjoying far reaching views over the Cheshire Plain and beyond.

Internally the accommodation has been improved over the years and now includes on the ground floor an entrance vestibule, hallway, lounge, dining room, extensively fitted kitchen including built in appliances. To the first floor the landing allows access to three generous bedrooms all with built in wardrobes, a bathroom and separate WC. The property benefits from uPVC double glazed windows throughout augmented by a gas fired central heating system.

Outside the property benefits from a good sized corner plot incorporating a paved driveway and garden area to the front leading to the detached garage with power and lighting. To the rear of the property there is a good sized garden laid down mainly to lawn with paved patio area all of which is fully enclosed. Particular mention must be made of the far reaching views over the Cheshire Plain and beyond.

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 up High Street to the junction with Palmerston Street. Turn left in the direction of Macclesfield, continuing through the traffic lights at the aqueduct Bridge turning left into Hurst Lane at the Civic Hall/Library. Continue up Hurst Lane over the canal bridge turning first right into Highfield Road where the property can be found on the left hand side.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE VESTIBULE

#### ENTRANCE HALL

Attractive tiled floor, panelled radiator, under stairs storage cupboard, staircase off.

#### LOUNGE 12'4 x 11'6

Bay window, double radiator, TV aerial point.

#### DINING ROOM 13'3 x 11'6

Attractive fireplace, oak floor, bay window, double radiator.

#### KITCHEN 16'1 x 8'3

Comprising an excellent range of base, eye level and drawer units, Formica working surface, one and a half bowl stainless sink unit with mixer tap, double electric oven with four ring gas hob and extractor hood over, plumbing for washing machine, plumbing for dishwasher, space for fridge freezer, attractive tiled floor, underfloor heating, double radiator, door to outside.

#### FIRST FLOOR

#### LANDING

Column radiator, access to loft.

#### BEDROOM ONE 13'0 x 10'7

Two double built in wardrobes with cupboards over, bay window with far reaching views, two wall light points, radiator.

#### BEDROOM TWO 12'6 x 9'3

An excellent range of built in wardrobes incorporating one double and one single with cupboards over and central drawer unit, radiator.

#### BEDROOM THREE 9'2 x 7'1

Built in wardrobes, single radiator.

## BATHROOM

Comprising panelled bath with shower over and side screen, airing cupboard housing Worcester central heating boiler, vanity wash basin with drawers below and mixer tap fully tiled walls, attractive tiled floor.

## SEPARATE WC

Low level WC suite, chrome heated towel rail.

## OUTSIDE

Gardens as previously mentioned.

## DRIVEWAY

With parking for two motor vehicles.

## DETACHED GARAGE

## TENURE

We have been advised that the property is Freehold and free from ground 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

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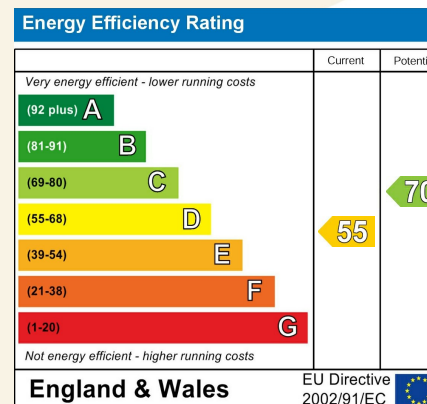
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