



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

98, Shrigley Road, Bollington, Cheshire, SK10 5RD

A unique opportunity to acquire a substantial, well extended four bedroom detached family home enjoying far reaching views over open countryside yet within short walking distance of Bollington Village Centre.

Asking Price £765,000

Constructed of brick, this beautifully updated and extended property offers the discerning purchaser a wonderful home with rooms of pleasing proportions, enjoying far-reaching views over open countryside and an edge of village location.

The accommodation briefly comprises, on the ground floor, enclosed porch, entrance hall, cloakroom/WC, lovely lounge with cast iron stove and fabulous views, framed by a bay window, study/playroom, again with lovely views, magnificent thirty foot living family kitchen with large sliding doors to the garden and separate utility. The downstairs layout is perfect for family life and entertaining. To the first floor, the landing allows access to four double bedrooms, two bathrooms (one en-suite).

An internal inspection is highly recommended to appreciate the size, space, quality and position of this lovely home.

The property is set well back off Shrigley Road and enjoys a driveway allowing ample hard standing for motor vehicles with adjacent lawned garden with borders and shrubs. The rear garden is again laid mainly down to lawn with well-stocked borders, shrubs, specimen plants and trees and a good-sized stone flagged patio, with views of the Nab and White Nancy.

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 of Palmerston Street. Bear right taking the second exit at the roundabout into Shrigley Road and proceed up the hill. The property can be found after approximately 400 yards on the left hand side.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

ENTRANCE HALL

With radiator, oak floor, stairs to first floor, understairs cupboard.

CLOAKROOM/WC

With low level WC, vanity wash hand basin with store cupboard below.

LOUNGE 18' x 12' (overall)

With bay window and original 1950's stained glass to side windows. Radiator, cast iron stove, oak floor, fabulous views.

STUDY 9'10 x 7'10

With oak floor and underfloor heating, fabulous views.

LIVING/FAMILY/KITCHEN 30'10 x 17'1 (overall)

With a range of high gloss units including base cupboards and drawers, wall cupboards and Corian worktops, gas range with extractor hood, stainless steel sink unit, oak floor, four radiators, sliding patio doors to garden, family seating area, dining area.

UTILITY 8'5 x 8'3

With oak floor with underfloor heating, gas boiler, fitted units, plumbing for washing machine.

FIRST FLOOR

LANDING

With linen cupboard, access to boarded loft.

BEDROOM ONE 15' x 12'

With bay window, radiator, fabulous views.

EN-SUITE

With shower, low level WC, vanity wash hand basin with store cupboard below, tiled floor, radiator/towel rail, part tiled walls.

BEDROOM TWO 12'2 x 12'

With views up to the Nab. Radiator.

BEDROOM THREE 12'7 x 9'10 (average measurements)

With radiator, four skylights, built-in wardrobe.

BEDROOM FOUR 11'7 x 9'11

With oak floor, radiator, built-in wardrobe, fabulous views.

BATHROOM/WC

With panelled bath, shower, low level WC, pedestal wash hand basin, part-tiled walls, radiator/towel rail.

GARDENS

As previously mentioned.

OUTSIDE

EV charging point.

VIEWINGS

Strictly by appointment through the Agents.

TENURE

We have been advised that the property is Freehold but subject to chief rent which is £10 pa. Interested purchasers should seek clarification of this from their solicitor.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

BAND F

PRESTBURY OFFICE:

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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	70	75
(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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