



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# 23, High Street, Bollington, Cheshire, SK10 5PH

An extended substantial stone end-terraced property occupying a sought after location.

## Guide Price £350,000

This deceptively spacious stone property offers the discerning purchaser the opportunity to acquire a unique stone cottage with versatile light and airy accommodation.

Over the years the property has undergone a refurbishment programme with the addition of a two storey rear extension providing light and airy accommodation with rooms of pleasing proportions.

In brief the spacious and versatile accommodation comprises on the ground floor a lounge, dining room, basement comprising two good sized rooms, and a fitted kitchen. To the first floor the landing allows access to three bedrooms and a spacious bathroom/WC. At second floor level there is an occasional room/bedroom four. The property is warmed by a gas fired central heating system.

We would strongly recommend an internal inspection to fully appreciate the size of the accommodation provided within.

Outside the cottage enjoys a delightful rear garden which is paved for ease of maintenance and partly enclosed by a stone wall.

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.

### ACCOMMODATION

#### GROUND FLOOR

##### LOUNGE 15'4 x 12'3

Attractive fireplace with open fire and tiled hearth, double radiator.

##### DINING ROOM 15'7 x 12'1

Attractive fireplace incorporating log burning stove, shelving into recesses, double radiator, staircase off, door to cellar.

##### KITCHEN 11'11 x 8'6

Excellent range of base, eye level and drawer units, five ring gas hob with extractor hood over, built in electric oven, plumbing for washing machine, Belfast sink with mixer tap, integrated dishwasher, space for fridge freezer, shelving, part tiled walls, attractive tiled floor, double radiator, stable door to outside.

#### BASEMENT

##### ROOM ONE 11'9 x 11'7

Stone flagged floor.

##### ROOM TWO 11'4 x 12'10

Stone flagged floor, gas meter.

#### FIRST FLOOR

#### LANDING

##### BEDROOM ONE 13'8 x 9'11

Deep built in pine wardrobe, views over the Green, stripped wooden floor, double radiator.

##### BEDROOM TWO 10'7 x 9'8

Stripped floor, double radiator.

##### BEDROOM THREE 11'11 x 7'6

Single radiator.

##### BATHROOM 9'4 x 5'5

Panelled bath with shower over, pedestal wash hand basin, low level WC, single radiator, part tiled walls, Expelair extractor.



## SECOND FLOOR

### OCCASIONAL ROOM/BEDROOM FOUR 13'2 x 10'6

Two skylights.

### OUTSIDE

As previously mentioned.

### VIEWINGS

Strictly by appointment through the Agents.

### TENURE

We have been advised that the tenure is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

### POSSESSION

Vacant possession upon completion.

### COUNCIL TAX

BAND C



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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### MISDESCRIPTONS ACT 1967

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