



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

112, South West Avenue, Bollington, Cheshire, SK10 5DS

A well presented 4 bed detached property with double garage, lovely gardens and occupying a sought after location.

£495,000

Constructed of brick, this substantial detached family property offers the discerning purchaser a rare opportunity to acquire a well presented, 4 bed roomed home, occupying a sought after location within a short distance of local amenities.

The accommodation comprises on the ground floor entrance porch, entrance hall, lounge, kitchen, utility room, dining room and downstairs WC. At first floor level the landing allows access to the main bedroom with three further bedrooms and a family bathroom. The whole of the accommodation is warmed by gas fired central heating and also benefits from uPVC double glazed windows throughout. The property benefits from a burglar alarm and CCTV.

Outside to the rear there is an attractive, fully enclosed and good sized garden laid mainly to lawn with flower borders stocked with trees and shrubs, gravelled paths and a gravelled patio. The front garden is set well back from the road and features a fair sized lawned area and rockery with numerous flowers and shrubs. The block paved driveway to the front of the property allows hardstanding for two motor vehicles and access to the double garage. The garage has an electric up and over door, power and lighting.

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

ENTRANCE HALL

Double radiator in cabinet. Open plan staircase. Attractive wood effect floor.

LOUNGE 16'9 x 11"7

Open fire inset to stone fireplace with slate mantel and hearth. Two double radiators. Two wall light points. Views across garden. Open to dining room.

DINING ROOM 10'4 x 9'8

Double radiator. Patio doors to garden. Door to hallway.

KITCHEN 11'5 x 10'7 overall

Comprising an excellent range of base, eye level and drawer units, attractive working surfaces, double built-in oven, 4 ring gas hob with extractor over, integral dishwasher, integral fridge, integral freezer. one and a half stainless steel sink unit, part tiled walls, double radiator, views across garden.

UTILITY 6'7 x 5'4

Built in store cupboard/cloaks and also housing boiler. Plumbing for washing machine, vent for dryer. Door to outside.

DOWNSTAIRS WC

Low level WC, wall mounted wash hand basin, Xpelair extractor fan. Attractive wood effect floor

FIRST FLOOR

LANDING

Airing cupboard. Access to loft. Floor to ceiling windows.

BEDROOM ONE 12'4 x 10'5

Double radiator. Three double fitted wardrobes.

BEDROOM TWO 10'2 x 9'7

One double and one single fitted built-in wardrobe. Single radiator.

BEDROOM THREE 11'1 x 7'6

One double and one single fitted built-in wardrobe. Double radiator

BEDROOM FOUR 11'2 x 6'2 overall

Single radiator

BATHROOM

Panel bath with shower over and glass side screen. Low level WC. Vanity wash hand basin with cupboards below. Fully tiled walls.

GARDENS

To front and rear laid to lawn with shrub and planted borders.

DOUBLE GARAGE

With electric up and over door, power and lighting and side door.

TENURE

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

VIEWINGS

Strictly by appointment through the Agents.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

BAND E

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	78
EU Directive 2002/91/EC		

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