



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

33, Church Street, Bollington, Cheshire, SK10 5QD

A beautifully situated three bedroomed mid-terraced cottage with gardens to both front and rear and off road parking.

£279,000

This deceptively spacious property offers the discerning purchaser a delightful home with views towards White Nancy.

The accommodation briefly comprises on the ground an entrance vestibule, 14' lounge, dining kitchen and cloakroom with WC. To the first floor the landing allows access to three bedrooms and a recently fitted bathroom/WC. A gas fired central heating system has been installed augmented by uPVC double glazed windows.

The property enjoys good sized gardens to both front and rear with borders, shrubs, paved patio area, lawn, specimen trees and a gravel driveway providing off road parking.

There is a wide range of shopping, travel, educational and recreational facilities available in Bollington and nearby Macclesfield.

ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE

With stairs to first floor.

LOUNGE 14'2 x 12'2

With radiator, attractive electric fire, TV point.

DINING KITCHEN 14'7 x 9'8

With an excellent range of base and eye level high gloss units. High gloss work surfaces. Built-in electric oven. Four ring gas hob with stainless steel extractor hood over. Plumbing for dishwasher. Plumbing for washing machine. Stainless steel single drainer sink unit with mixer tap. Attractive part tiled walls. Door to outside. Deep understairs cupboard.

CLOAKROOM/WC

With low level WC, pedestal wash hand basin.

FIRST FLOOR

LANDING

With access to roof space.

BEDROOM ONE 11'0 x 10'8

With period fireplace, radiator.

BEDROOM TWO 11'4 x 11'0

With period fireplace, radiator.

BEDROOM THREE 10'8 x 6'4 (extending to 10'8)

With radiator.

BATHROOM/WC

Comprising panelled bath with overhead shower and glass side screen, pedestal wash hand basin, low level WC, wall mounted chrome heated towel rail, attractive tiled walls.

OUTSIDE

GARDENS AND GRAVEL DRIVEWAY

As previously mentioned.

COUNCIL TAX

BAND C

POSSESSION

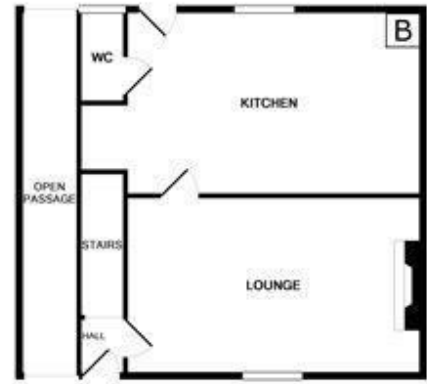
Vacant possession upon completion.

VIEWINGS

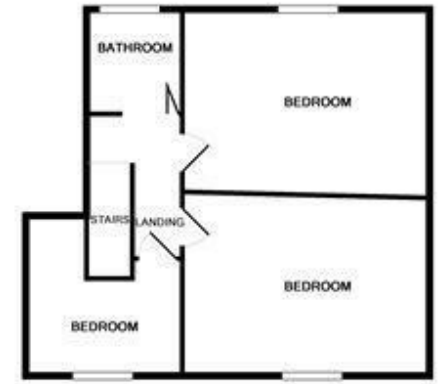
Strictly by appointment through the Agents.

TENURE

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

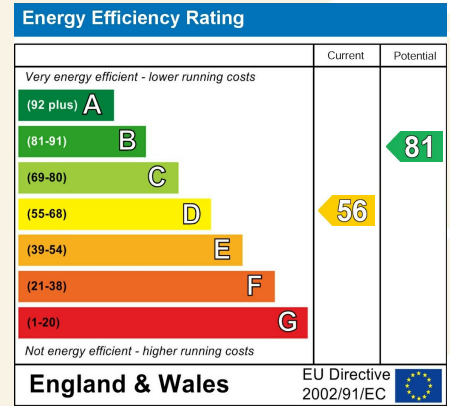


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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