



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# 67, High Street, Bollington, Cheshire, SK10 5PF

A beautifully presented, spacious three storey two bedroom stone property in a sought after location. Immaculate and stylish interior.

£269,000

Constructed of stone, this beautifully presented cottage offers the discerning purchaser a fabulous home in one of Bollington's most popular locations.

In recent years the property has been updated to a very high standard to include the installation of a new kitchen and bathroom.

The accommodation briefly comprises on the ground floor; lounge and living room. At basement level there is a kitchen and a dining room. At first floor level the landing allows access to two bedrooms and a good sized bathroom/WC. The whole of the accommodation benefits from uPVC double glazed windows augmented by a gas fired central heating system.

To the rear of the property there is a good sized shared garden area and stone outhouse.

We would strongly recommend an internal inspection of this delightful property in order to fully appreciate the quality of fixtures and fittings throughout.

There is a wide range of shopping, travel, educational and recreational facilities available in Bollington and nearby Macclesfield. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 30 minutes drive of the property.

## ACCOMMODATION

### GROUND FLOOR

#### LOUNGE

12'8 x 12'2

With wrought iron feature fireplace. Built in cupboards. Oak effect laminate flooring. Column radiator.

#### LIVING ROOM

12'2 x 11'08

Oak effect laminate flooring. Column radiator. uPVC door to outside. Stairs to first floor and lower ground floor.

#### LOWER GROUND FLOOR

#### KITCHEN

12'6 x 10'8

A range of base units and drawers with wood effect laminate worktop. Ceramic Villeroy and Boch one and a half bowl sink and drainer with mixer tap. Tiled flooring with underfloor heating. Built in microwave and double oven. Built in dishwasher, built in washing machine. Integrated gas hob. Tiled splashback. Space for tumble dryer. Space for fridge freezer.

#### DINING ROOM

11'0 x 10'0

Tiled floor with underfloor heating. Attractive curved stone ceiling. 2 wall lights.

#### FIRST FLOOR

#### BEDROOM ONE

12'3 x 10'0

Wrought iron feature fireplace. Built in wardrobes. Wooden flooring. Column radiator.



## BEDROOM TWO

11'11 x 6'9

A good sized room with access to loft space. column radiator. uPVC double glazed window with shutters.

## BATHROOM

8'2 x 5'2

A recently fitted three piece suite comprising bath with shower over and glass screen, sink with vanity unit. Low level WC. uPVC double glazed window. tiled floor. Part tiled walls.

## OUTSIDE

## SHARED GARDEN

## POSSESSION

Vacant possession upon completion.

## VIEWINGS

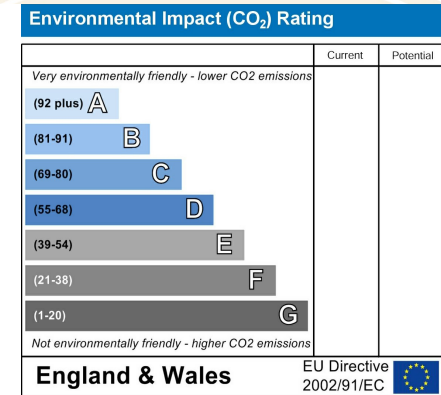
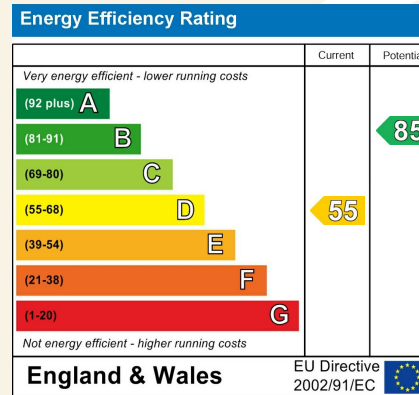
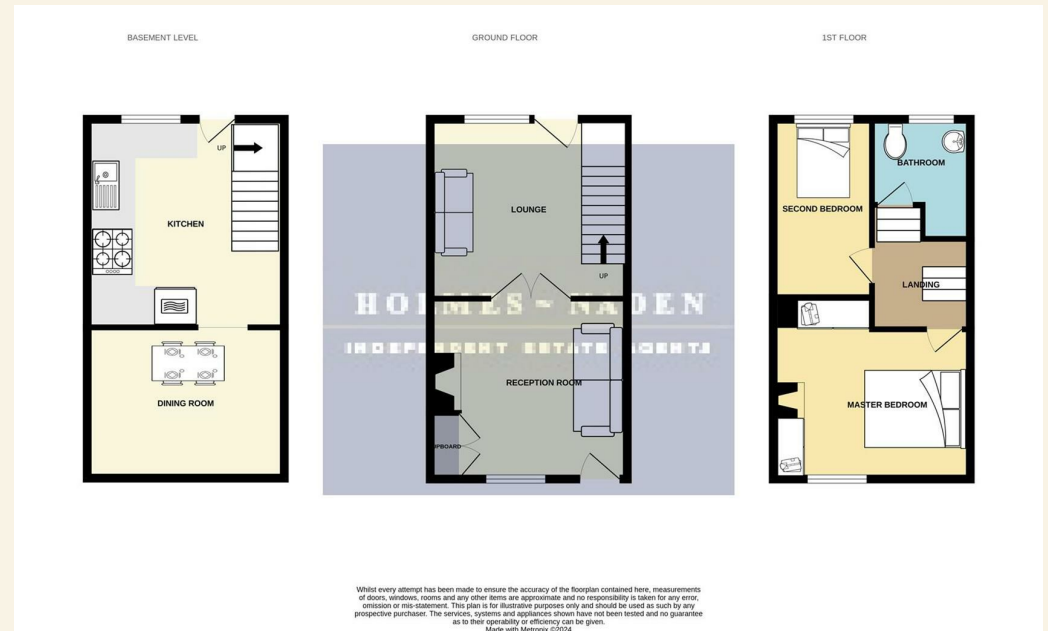
Strictly by appointment through the Agents.

## COUNCIL TAX

BAND B

## TENURE

We have been advised that the property is Freehold and free from chief rent. Interested purchasers should seek clarification of this from their Solicitor.



## PRESTBURY OFFICE:

THE VILLAGE,  
PRESTBURY,  
CHESHIRE SK10 4DG

TELEPHONE: 01625 828254  
FACSIMILE: 01625 820019

## HEAD OFFICE:

16 HIGH STREET,  
BOLLINGTON,  
MACCLESFIELD,  
CHESHIRE, SK10 5PH  
TELEPHONE: 01625 560535  
FACSIMILE: 01625 574445



## MISDESCRIPTIONS ACT 1967

These particulars, whilst believed to be accurate are set out for guidance only and do not constitute any part of any offer or contract – intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise to their accuracy. No person in the employment of Holmes-Naden Estate Ltd. has the authority to make or give any representation or warranty in relation to the property.



