



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

6, Cedarway, Bollington, Cheshire, SK10 5NS

A three bedroom dormer detached bungalow occupying a private location within walking distance of local amenities.

Asking Price £400,000

Enjoying a quiet location this three bedroom detached dormer bungalow offers spacious accommodation which briefly comprises an entrance hall, lounge, dining room, fitted breakfast kitchen, main bedroom and spacious family bathroom on the ground floor. At first floor level there are two double bedrooms and a second bathroom. The whole of the accommodation benefits from uPVC double glazed windows throughout and a new Worcester gas fired central heating boiler has recently been installed.

Outside the property is approached by a tarmac driveway providing parking for several motor vehicles. To the front the gardens are laid to lawn with abundantly stocked flower borders. To the rear the gardens offer a high degree of privacy and comprise lawn, patio, abundantly stocked flower borders, greenhouse, garage and garden shed.

There is a wide range of shopping, travel, educational and recreational facilities are 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 10 and 30 minutes drive of the property.

Directions:

From our Bollington Office proceed out of High Street towards Macclesfield for approximately one mile. Turn left into Grimshaw Lane opposite the Tesco's store. Continue through the traffic lights at the aqueduct bridge, taking the next turning on the left hand side into Cedarway. Take the first turning where NO6 can be found on the left hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Double radiator, laminate floor.

LOUNGE 16' x 12'

Windows to two elevations, living flame gas fire with timber mantel and slate hearth, staircase off, double radiator.

DINING ROOM 9' x 8'7

Double radiator.

BREAKFAST KITCHEN 16' x 9'5

Comprising an excellent range of base, eye level and drawer units, Formica working surface, built in electric oven, four ring gas hob, stainless steel single drainer sink unit with mixer tap, plumbing for washing machine, integrated dishwasher, cupboard housing new Worcester gas fired central heating boiler, space for fridge freezer, double storage cupboard, double radiator, tiled floor, door to outside.

MAIN BEDROOM 12'3 x 11'10

Double radiator.

SHOWER ROOM 6'1 x 6'1

Comprising shower cubicle, low level WC, vanity wash hand basin with cupboards below, chrome heated towel rail, part tiled walls, tiled floor, double radiator.

FIRST FLOOR

LANDING

With two deep storage cupboards, skylight.

BEDROOM TWO 14' x 10'8

Wall light point, double radiator.

BATHROOM

Panelled bath with shower over and glass side screen, pedestal wash hand basin, low level WC, part tiled walls, double radiator.

BEDROOM THREE 10'2 x 10'4

Two wall light points, double radiator.

OUTSIDE

Gardens as previously mentioned.

DRIVEWAY

With parking for several motor vehicles.

DETACHED SINGLE GARAGE

GREENHOUSE

GARDEN SHED

TENURE

POSSESSION

Vacant possession upon completion.

VIEWINGS

Strictly by appointment through the Agents.

COUNCIL TAX

BAND E

PRESTBURY OFFICE:

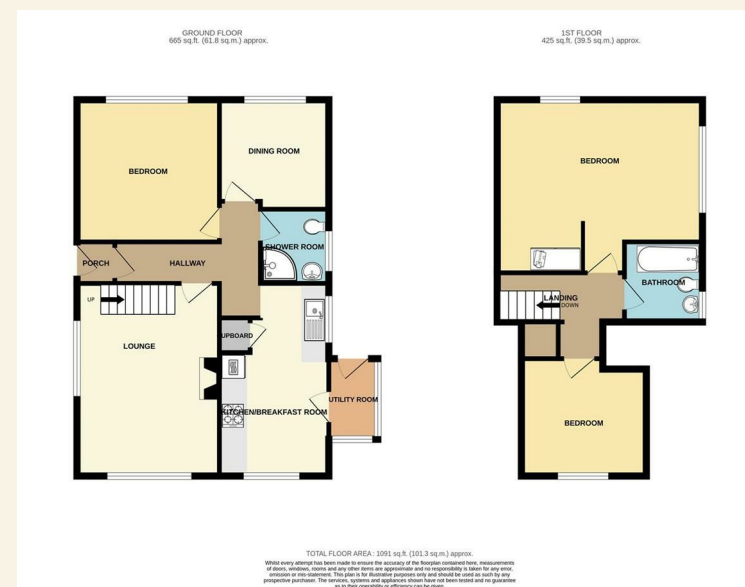
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	74
(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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