



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

18, Willowbank Drive, Bollington, Bollington, Cheshire, SK10 5DG

A well presented mews property occupying a sought after location on a popular development. Off road parking for two motor vehicles,

Asking Price £295,000

This well presented modern mews property offers deceptively spacious accommodation with the added advantage of a conservatory to the rear adding an extra dimension to the living accommodation. In brief the accommodation comprises on the ground floor entrance hall, living room, conservatory and kitchen. At first floor level there are two good sized bedrooms and a shower room. The whole of the accommodation benefits from a gas fired central heating system augmented by uPVC double glazed windows.

Outside the property benefits from two parking spaces to the front whilst to the rear the garden is laid out for ease of maintenance to include a lawned area, patio and flower borders all of which is fully enclosed.

Willowbank Drive is located on the edge of Bollington having the Oak Mill pond close by and access to the beautiful countryside that surrounds.

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 10 and 30 minutes drive of the property.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Understairs cupboard, radiator, staircase off.

LIVING ROOM 18'5 x 11'10

With living flame electric fire in wooden surround with tiled inset panel and hearth, two radiators.

CONSERVATORY 10'7 x 8'8

With tiled floor, electric heater, patio doors to garden.

KITCHEN 9'6 x 6'5

Comprising a range of base, eye level and drawer units, attractive working surface, stainless steel one and a half drainer sink unit with mixer tap, four ring gas hob with extractor hood over, built in electric oven and grill, space for fridge freezer, plumbing for washing machine, central heating boiler.

FIRST FLOOR

LANDING

With airing cupboard, radiator.

BEDROOM ONE 11'11 x 10'1

With radiator.

BEDROOM TWO 12'10 x 8'1

With radiator.

BATHROOM

A modern suite comprising corner shower cubicle, pedestal wash hand basin with mixer tap, low level WC, radiator.

OUTSIDE

GARDENS

As previously mentioned.

DRIVEWAY

Parking for two motor vehicles.

TENURE

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

POSSESSION

Vacant possession upon completion.

VIEWINGS

Strictly by appointment through the Agents.

COUNCIL TAX

BAND C

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

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		EU Directive 2002/91/EC 



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.

