HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

30, Jackson Lane,

Kerridge, Bollington, Cheshire, SK10 5BE

A beautifully situated mid mews property backing onto open countryside . Gardens to front and rear. Private off road parking,

Asking Price £295,000

Constructed of natural stone this delightful mid mews property offers the discerning purchaser a well presented home occupying a sought after location.

The accommodation briefly comprises on the ground floor an entrance hall, WC, spacious lounge with stone fireplace and views to the rear over countryside, fitted kitchen with built-in appliances. To the first floor the landing allows access to two double bedrooms and a family bathroom. A combination gas fired central heating system is augmented by double glazed windows throughout.

The property enjoys an enclosed forecourt with flower beds whilst to the rear the garden compliments the property suitably, being of a good size enjoying a lawned area all of which is fully enclosed. There is allocated parking and visitor parking.

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.

Directions:
From our Bollington Office proceed up High Street turning right into Chancery Lane. At the junction turn left into Jackson Lane and after a short distance the property will be found on the left hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL
Staircase off, deep under stairs storage cupboard, single radiator.

CLOAKROOM
Comprising low level WC, wall mounted wash basin, part tiled walls.

LOUNGE 14'7 x 12
Attractive stone fireplace and hearth incorporating living flame gas fire, two single radiators, door to outside, views over the countryside.

KITCHEN 9'5 x 8
Comprising a range of base, drawer and eye level units, Formica working surface, single drainer stainless steel sink unit with mixer tap, part tiled walls, tiled floor, electric built-in oven, four ring gas hob with extractor hood over, integrated fridge freezer, plumbing for washing machine, Vaillant combination gas fired central heating boiler, plumbing for dishwasher.

FIRST FLOOR

LANDING
With access to loft, single radiator.

BEDROOM ONE 15' x 10'
Two single radiators.

BEDROOM TWO 14'10 x 8'10
Two single radiators, views over countryside.

BATHROOM
Comprising panelled bath with shower over, low level WC, pedestal wash hand basin, Xpelair extractor fan, attractive part tiled walls, single radiator.

OUTSIDE
Gardens as previously metioned.

OFF ROAD PARKING

TENURE
We have been advised that the property is Leasehold. Interested purchasers should seek clarification of this from their Solicitors.
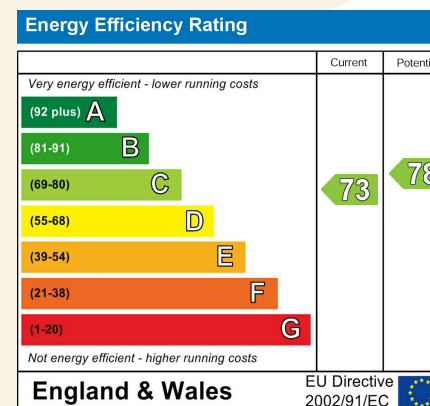Management fee is £105 payable quarterly.

POSSESSION
Vacant possession upon completion.

COUNCIL TAX
BAND D

VIEWINGS
Strictly by appointment through the Agents.

GROUND FLOOR   1ST FLOOR

LOUNGE

BEDROOM

LANDING   BATHROOM

WC

ENTRANCE HALL

DOWN

BEDROOM

KITCHEN

UP

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		73	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

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TDS
THE DISPUTE SERVICE

NAEA
National Association of Estate Agents

The Property Ombudsman