HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

13, Windsor Close,

Bollington, Cheshire, SK10 5ET

A deceptively spacious property with extensive rear garden and parking for motor vehicles.

Asking Price £220,000

Situated in a quiet cul-de-sac this deceptively spacious property offers scope for further improvements.

In brief the accommodation comprises on the ground floor, entrance hall, lounge/dining room, breakfast kitchen and utility room. At first floor level the landing allows access to three bedrooms a separate WC and bathroom.

Outside a special mention must be made of the extensive gardens to the rear which incorporate a large lawned area and outside WC and outside store. The whole of the rear garden is fully enclosed. To the front of the property there is parking for two motor vehicles together with an additional garden area which could be incorporated into a driveway.

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.

Directions:
From our Bollington Office proceed up High Street turning left into Palmerston Street. Proceed towards Macclesfield for approximately one and a half miles turning left into Princess Drive. Continue along and turn left into Windsor Close where number 13 can be found on the right hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL
Staircase off, single radiator.

LOUNGE/DINING ROOM 23' x 11'3
Attractive fireplace with timber mantel and tiled hearth, laminate floor, two double radiators.

BREAKFAST KITCHEN 14'8 x 8'6
Comprising a range of base, eye level and drawer units, stainless steel sink unit with mixer tap, breakfast bar, gas cooker point, plumbing for washing machine, door to outside.

UTILITY ROOM 6'7 x 5'4
Cupboard housing meters.

FIRST FLOOR

LANDING
Access to loft, cupboard housing Vaillant gas fired central heating boiler.

BEDROOM ONE 13'1 x 10'6
Single radiator.

BEDROOM TWO 12'6 x 11'2
Single radiator.

BEDROOM THREE 8'2 x '1
Built in cupboards, single radiator.

BATHROOM
Comprising panelled bath with shower over, pedestal wash hand basin, single radiator.

SEPARATE WC
With low level WC.

OUTSIDE
Gardens as previously mentioned.

DRIVEWAY
To the front with parking for two motor vehicles.

OUTSIDE WC

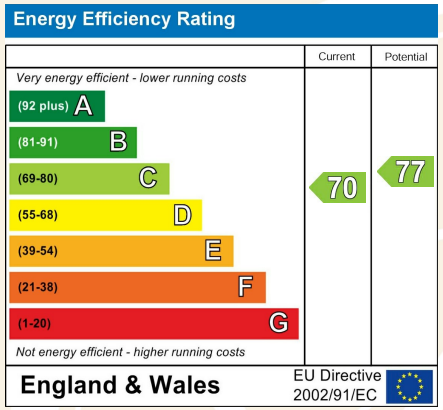
OUTSIDE STORE

POSSESSION
Vacant possession upon completion.

VIEWINGS
Strictly by appointment through the Agent.

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

COUNCIL TAX
BAND B



PRESTBURY OFFICE:
THE VILLAGE,
PRESTBURY,
CHESHIRE
SK10 4DG

TELEPHONE: 01625 828254
EMAIL: PRESTBURY@HOLMESNADEN.COM

HEAD OFFICE:
16 HIGH STREET,
BOLLINGTON,
CHESHIRE
SK10 5PH

TELEPHONE: 01625 560535
EMAIL: BOLLINGTON@HOLMESNADEN.COM

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.