



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

2, Springbank, Bollington, Cheshire, SK10 5LQ

A well positioned and substantial five bedroomed three bathroom detached house enjoying views over the open countryside.
Driveway with parking for several vehicles. Double Garage.

£585,000

Constructed of brick, we are delighted to offer for sale this substantial and versatile detached family property occupying a sought after location close to local amenities with views to the rear over surrounding countryside.

The versatile accommodation briefly comprises on the ground floor an entrance porch, entrance hall, shower room/WC, spacious lounge, dining room which is open to the kitchen, inner hall leading to garage. At first floor level there are five good sized bedrooms (two en-suite) and a family bathroom. The whole of the accommodation benefits from gas fired central heating augmented by uPVC double glazed windows throughout.

Situated well back off Springbank the property stands on a generous sized plot and to the front enjoys a substantial driveway which leads to a double garage. To the side of the property there is a large paved patio with coal bunker and garden shed whilst to the rear the gardens are predominantly laid to lawn with abundantly stocked flower borders and a second substantial patio, all of which are enclosed.

There is a wide range of shopping, travel, educational and recreational facilities available in 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 towards Macclesfield for approximately one mile bearing right into Ashbrook Road. Turn right into Springbank where the property can be found immediately on the left hand side.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

ENTRANCE HALL

With tiled floor, double radiator, deep built-in cupboard with shelving, stairs to first floor.

SPACIOUS SHOWER ROOM

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

LOUNGE 22' x 12'10

Attractive fireplace incorporating open fire and back boiler, TV aerial point, four wall light points, sliding patio doors to garden, two double radiators, views over countryside.

KITCHEN/DINING ROOM 18'2 x 18'1

Comprising an excellent range of base, eye level and drawer units, Formica working surface, one and a half bowl single drainer stainless steel sink unit with mixer tap, double built-in electric oven with fan assisted oven and grill, four ring gas hob with extractor hood over, plumbing for dishwasher, part tiled walls.

INNER HALL

Allowing access to garage, door to outside.

FIRST FLOOR

LANDING

With access to loft, built-in airing cupboard housing hot water cylinder and pump for shower.

BEDROOM ONE 14'0 x 10'8

With double radiator, views over countryside.

EN-SUITE SHOWER ROOM

Comprising double shower cubicle, low level WC, vanity wash hand basin with cupboards below and mixer tap, mirrored cabinet, chrome heated towel rail, Karndean flooring.

BEDROOM TWO 12'10 x 10'6

With an excellent range of fitted robes, double radiator.

BEDROOM THREE 16'9 x 8'6

With double radiator.

EN-SUITE SHOWER ROOM

Comprising double shower cubicle, low level WC, vanity wash hand basin with cupboards below and mixer tap, mirrored cabinet, chrome heated towel rail, Karndean flooring, inset glass shelving with attractive mosaic tiles.

BEDROOM FOUR 12'6 x 8'2

With radiator.

BEDROOM FIVE 14'2 x 9'6

With sliding patio doors opening onto roof terrace with glass balustrades, views over countryside, double radiator.

FAMILY BATHROOM

Comprising P-shaped bath with shower over and glass side screen, low level WC, vanity wash hand basin with cupboards below, chrome heated towel rail, part tiled walls.

OUTSIDE

LARGE DRIVEWAY TO FRONT

INTEGRAL DOUBLE GARAGE

GARDEN SHED

COAL STORE

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 F

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		
	71	77
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.

