HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

57, High Street,

Bollington, Cheshire, SK10 5PH

A substantial and deceptively spacious stone cottage, combining plenty of character with high-quality modern fittings. Two double bedrooms plus a useful occasional third bedroom, extensive cellar space and a private south-west facing rear garden. Inspection recommended.

Asking Price £305,000

57 High Street is located close to The Green in a sought-after area, within short walking distance of local amenities.

The property has undergone a number of improvements in recent years, giving the cottage a contemporary feel whilst retaining a great deal of character. On entering the property, you are welcomed by an open-plan living, dining and kitchen area with a log-burning stove providing an attractive focal point to the living space. The kitchen is fitted with high-quality fixtures and fittings, while a good-sized utility room provides access to the rear of the property.

To the first floor the landing gives access to two double bedrooms and a beautifully appointed bathroom/WC. The spacious principal bedroom benefits from large built-in Shaker-style wardrobes, an additional fitted cupboard with shelving, a feature panelled wall behind the bed with dimmable bedside wall lights and a Victorian-style fireplace with tiled hearth.

At second-floor level is a versatile occasional room/double bedroom three with fitted Velux roof lights. A gas-fired central heating system has been installed.

Outside, the property benefits from three good-sized basement rooms which could easily be converted to suit the individuals requirements, subject to any necessary planning permissions.

To the rear of the property is a beautifully landscaped, south-west facing garden with a large decked area surrounded by raised beds, together with an Indian stone paved patio. The whole of the garden is fully enclosed and enjoys a good degree of privacy.

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 - 30 minutes drive of the property.

ACCOMMODATION

GROUND FLOOR

LOUNGE 14'1" x 13'3"
Log burning stove. Wall-mounted column radiator. Open to kitchen/diner.

KITCHEN/DINER 11'6" x 9'10"
Comprising an excellent range of base, eye-level and drawer units in high gloss, with quartz work surfaces and inset stainless-steel sink unit with deep pan drawer. Integrated bin. Inset four-ring electric hob. Built-in electric oven. Built-in microwave. Electric pop-up sockets. Engineered oak floor. Attractive part-tiled walls. Wall-mounted column radiator. Deep understairs storage cupboard. Staircase off.

UTILITY ROOM 8'6" x 7'4"
Comprising an excellent range of base and eye level units. One and a half bowl single drainer stainless steel sink unit with American mixer tap. Plumbing for washing machine and dishwasher. Tall pull-out larder cupboard. Attractive part tiled walls. Engineered oak floor. Door to outside. Integrated bin. Wall mounted column radiator.

FIRST FLOOR

LANDING
Single radiator.

BEDROOM ONE 13'1" x 13'0"
Large built-in Shaker-style wardrobes. Additional fitted cupboard with shelving. Feature panelled wall behind the bed with dimmable bedside wall lights. Victorian-style fireplace with tiled hearth. Double radiator.

BEDROOM TWO 10'6" x 7'4"
Double radiator.

BATHROOM/WC 11'10" x 9'1"
Panelled bath, shower cubicle, low-level WC, circular vanity wash basin, exposed stone wall and two chrome heated towel rails.

SECOND FLOOR

BEDROOM THREE/OCCASIONAL ROOM
Velux window. Eaves storage. Two beams.

OUTSIDE
Private south-west facing rear garden with a large decked area surrounded by raised beds and an Indian stone paved patio. Fully enclosed and enjoying a good degree of privacy.

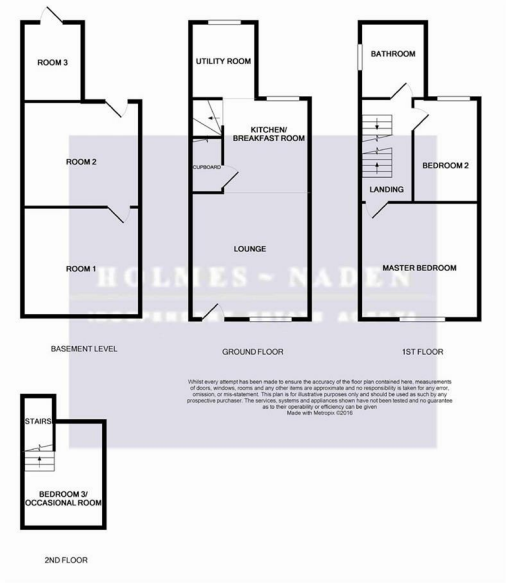
GARDENS
As previously mentioned.

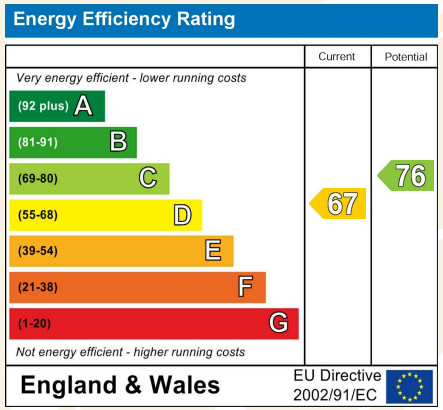
TENURE

POSSESSION
Vacant possession upon completion.

VIEWINGS
Strictly by appointment through the Agents.

COUNCIL TAX
BAND C





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