



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS



# 20, South West Avenue, Bollington, Cheshire, SK10 5DS

An exceptional extended and renovated turn key family home occupying a prime location with outstanding views to the rear over open countryside.

Guide Price £925,000

This exceptional detached family home has been the subject of a complete renovation programme over the last twelve years and now offers the discerning purchaser the opportunity to acquire a home that offers the perfect blend of contemporary style and everyday functionality.

On entering the property you are immediately welcomed by light filled rooms of pleasing proportions which are presented to the highest of standards. In brief the accommodation comprises on the ground floor entrance hall, lounge, superb open living, dining and family room with glass sliding doors leading out to the rear garden and taking advantage of the spectacular views over countryside. The study also enjoys fabulous views with French doors leading to the garden. There is an inner hall leading to a delightful snug with kitchen area, utility room and cloakroom. At first floor level the landing allows access to principle bedroom with en-suite shower room, inner hall leading to dressing room/bedroom number five, three further good sized bedrooms and a family bathroom.

The whole of the accommodation is appointed to a very high standard with bespoke fixtures and fittings, double glazed aluminum windows throughout augmented by a gas fired central heating boiler.

Occupying a sought after location, the property sits well back from the road and to the front enjoys a large stone paved area providing parking for several motor vehicles. To the rear of the property the gardens are of an extremely good size laid mainly down to lawn with raised flowerbeds together with a stone paved patio to the rear of the garden enjoying outstanding views over open countryside and towards White Nancy. To the side of the property there is a full length garden store with electric, light and power.

We would strongly recommend an internal inspection of this delightful family property in order to fully appreciate the fine merits it has to offer.

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 to the junction with Palmerston Street. Turn left in the direction of Macclesfield for approximately one and a half miles turning left into South West Avenue. Continue for a short distance where the property can be found on the left hand side.

#### ACCOMMODATION

##### ENTRANCE HALL

Staircase off, deep under stairs storage cupboard, fitted seat unit with cupboards below, double radiator with bespoke radiator cover.

##### LOUNGE 21'7 x 12'5

Wall mounted fuel stove with solid concrete bench below, bespoke built in furniture comprising drawers and cupboards with shelves over, inset downlights, double radiator.

##### SUPERB OPEN PLAN KITCHEN DINING AND LIVING AREA

Comprising of

##### KITCHEN 15'5 x 13'

An excellent range of base, eye level and drawer units, integrated fridge freezer, five ring gas hob with Neff extractor hood over, built in Neff double oven, integrated wine fridge, Quooker tap, integrated dishwasher, large centre island with inset sink and mixer tap, Quartz working surfaces, attractive pat tiled walls, wood effect floor, column radiator.

##### DINING/LIVING AREA 24'11 x 11'6

Stunning built in bespoke cupboards with shelves above, attractive stone fireplace with electric log effect fire, four skylights, column radiator, attractive wood effect floor, sliding doors leading to the garden and outstanding views over countryside and towards White Nancy.

##### STUDY 12'1 x 9'6

French doors to outside, attractive panelled walls, glazed doors leading to the kitchen, double radiator.

##### INNER HALL

##### UTILITY ROOM 9'8 x 4'6

Base and eye level cupboards, one and a half bowl stainless steel sink unit with mixer tap, plumbing for washing machine, space for dryer, part tiled walls, double radiator, door to outside.

##### CLOAKROOM

Low level WC, wall mounted wash basin, part tiled walls, double radiator.

##### SNUG 14'1 x 9'8

Fitted bookcase, kitchen area comprising base and eye level units, inset sink, built in electric oven, double radiator.

##### FIRST FLOOR

##### LANDING

With deep built in airing cupboard, radiator.

##### PRINCIPLE ROOM 17'9 x 9'6

French doors with attractive steel Juliette balcony, two column radiators, stunning views over countryside and towards White Nancy.

### EN-SUITE SHOWER ROOM

Comprising double shower enclosure, low level WC, wall mounted sink, part tiled walls, column radiator, attractive tiled floor, wall mounted cabinet.

### INNER HALL

Leading to

### DRESSING ROOM/ BEDROOM FIVE 12'8 x 10'

access to loft, double radiator.

### BEDROOM TWO 12'5 x 11'4

Double radiator, superb views.

### BEDROOM THREE 12'5 x 9'3

Double radiator.

### BEDROOM FOUR 13' x 7'9

Double radiator, stunning views.

### FAMILY BATHROOM

Comprising panelled bath, shower cubicle, chrome heated towel rail, low level WC, wall mounted wash basin, part tiled walls, attractive floor.

### OUTSIDE

Gardens as previously mentioned.

### DRIVEWAY

Leading to secure storage/bike shed and with parking for three/four motor vehicles.

### GARDEN STORE

Extends the full length of the house.

### TENURE

Vacant possession upon completion.

### POSSESSION

Vacant possession upon completion.

### VIEWINGS

Strictly by appointment through the Agents.

### COUNCIL TAX

BAND E

### 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.



