

HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

44, Cedarway,

Bollington, Cheshire, SK10 5NS

A superb spacious detached property enjoying a delightful location backing onto the canal with adjoining private mooring.

Guide Price £520,000

Occupying a picturesque location backing onto the canal, this detached extended property offers spacious and versatile accommodation which is light and airy throughout.

Internally the accommodation has been thoughtfully designed and you are welcomed by an entrance hall, light-filled lounge opening to a well equipped kitchen and the dining/family room. This recently-built extension has full-length bi-folding doors overlooking the garden and canal together with two ceiling lanterns drawing in natural light throughout the living area. A door leads to the recently-built single-wall utility/store room which could be converted. To the side of the property there is a glass side porch accommodating the gas-fired combination heating boiler. An inner hall leads to a good sized bedroom and shower room plus bedroom number four/study. At first floor level there is a landing with extensive eaves storage, two good sized bedrooms and a family bathroom.

Particular mention must be made of the outstanding far reaching views from first floor level. The whole of the accommodation benefits from gas fired central heating augmented by double glazed windows throughout.

To the front of the property there is a lawned area and a paved driveway with a 7kW EV chargepoint and parking for two cars which leads to the utility/store room. To the rear of the property the gardens are laid out for ease of maintenance and comprise an extensive lawned area, patio, flower borders and 41 ft decked area providing access to the private mooring enjoying delightful views over the canal.

We would strongly recommend an internal inspection of this delightful property to fully appreciate the spacious and versatile accommodation it has to offer.

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 turning left into Grimshaw Lane opposite the new Tesco store. Continue through the traffic lights at the aqueduct bridge, turning first left into Cedarway. Follow the road round and the property can be found after approximately 500 yards on the left hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL
With stairs to first floor, bamboo flooring, single radiator.

LIGHT AND AIRY LOUNGE 20'9 x 11'9
Double radiator, attractive bamboo flooring, opening to

FABULOUS DINING/FAMILY ROOM 20'7 x 9'8
Full length Bi-folding doors opening up to the garden, two column radiators, two roof lanterns, bamboo flooring, delightful views over the canal.

UTILITY/STORE ROOM 18' x 9'6
A useful room which has single skin walls/unheated with base unit and single drainer stainless steel sink unit, plumbing for washing machine, electric light and power, front and rear doors to the outside.

KITCHEN 16'3 x 9'1
Comprising an excellent range of base, eye level and drawer units, six ring gas hob with extractor hood over, stainless steel sink unit with mixer tap, integrated dishwasher double built-in electric oven, space for fridge freezer, outstanding views over the rear garden and canal, door to

SIDE PORCH 7'11 x 3'1
Wall mounted gas fired combination boiler.

INNER HALL
Attractive bamboo flooring.

SHOWER ROOM
Comprising corner shower cubicle, low level WC, pedestal wash hand basin, chrome heated towel rail, extractor fan, part tiled walls, tiled floor.

BEDROOM THREE 10'8 x 8'8
Double radiator, under-stair storage cupboard.

BEDROOM FOUR/STUDY 8'10 x 8'9
Double radiator, full fibre broadband connection

FIRST FLOOR

LANDING
With extensive eaves storage.

MASTER BEDROOM 14'5 x 12'5
Comprising an excellent range of fitted wardrobes incorporating hanging space, shelving and drawer units, windows to two elevations, double radiator, outstanding views towards Nab Head and over the garden and canal.

BEDROOM TWO 14'6 x 8'6
With windows to two elevations, extensive eaves storage, double radiator, views towards Nab Head.

BATHROOM
Comprising panel bath with shower attachment, built in shower cubicle, low level WC, vanity wash hand basin with drawers below, chrome heated towel rail, fully tiled walls, tiled floor, under-floor heating.

GARDENS
As previously mentioned.

PRIVATE MOORING

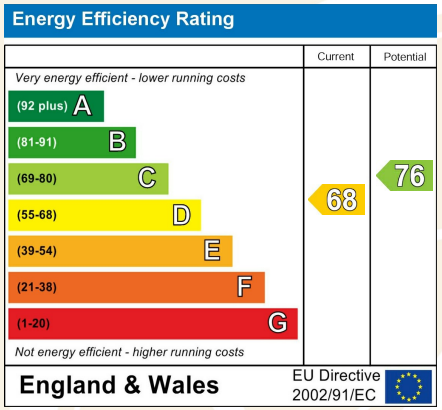
TENURE
We have been advised by our vendor that the property is Freehold but there is a Chief rent charge of a fixed £14/year expiring in 2037 (under the rent charges act). Interested purchasers should seek clarification of this from their Solicitor.

POSSESSION
Vacant possession upon completion.

VIEWINGS
Strictly by appointment through the Agents.

COUNCIL TAX
BAND E





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THE DISPUTE SERVICE

NAEA
National Association of Estate Agents

The Property Ombudsman

MISDESCRIPTIONS ACT 1967
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