



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

27, Kingsway, Bollington, Cheshire, SK10 5EU

Attractive and well-presented three bedroom stone-built terraced property with generous gardens, extensive off-road parking for three cars and two substantial outbuildings.

Asking Price £320,000

Constructed of local stone in the 1930s, this attractive terraced property provides a comfortable and characterful home, combining period features with attractive modern interiors. The property forms part of a small terrace and is conveniently situated within easy access of the amenities of Bollington.

The accommodation comprises an entrance vestibule, attractive lounge with multi-fuel stove, and superb fitted kitchen with shaker-style units, oak worktops and integrated appliances. To the rear of the kitchen is a dining area with fitted bench seating and storage, shelving and bi-fold doors opening onto the rear garden. To the first floor a spacious landing provides access to three bedrooms and a modern shower room. The property benefits from gas-fired central heating with recently fitted radiators and uPVC double glazing.

The rear garden is a particular feature, extending to just under 100 feet (30m) and being fully enclosed. It is laid mainly to lawn with established borders, shrubs and planting, together with a stone flagged patio. An archway leads to a further gravelled area with planted borders and a sunny decked seating area with power. Beyond this, the rear driveway provides additional off-road parking and access to two substantial timber outbuildings. The larger is fully insulated with power and is currently used as a gym with storage for bikes and other equipment. The second is a workshop with workbench and wood store. A private gate also provides access to the ginnel.

To the front is a gravelled parking area and stone pathway leading to the entrance.

Kingsway is a pleasant residential road within Bollington, conveniently located for the village's local shops, schools, leisure facilities and other amenities. There are nearby bus services to Macclesfield and Stockport with Macclesfield providing mainline railway services and a wider range of shops and facilities.

ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE

Stairs to first floor.

LOUNGE 13'2 x 11'10

Veneer wood floor, attractive inset fireplace with oak mantel, slate hearth and multi-fuel stove, double radiator, under-stairs cupboard, alcove cupboard providing storage and housing utility meters and book shelving.

KITCHEN 18' x 7'4

With attractive shaker-style units with oak worktops, Belfast sink and mixer tap, four-ring gas hob with extractor, integrated oven and grill, fridge/freezer and dishwasher together with plumbing for washing machine. Tiled ceramic floor. To the rear is a dining area with fitted bench seating and storage, shelving and bi-fold doors to garden.

FIRST FLOOR

SPACIOUS LANDING

Double radiator and access to boarded loft with power and lighting.

BEDROOM ONE 11'4 x 10'1

Original 1930s fireplace, fitted wardrobes, shelving and double radiator.

BEDROOM TWO 10' x 7'5

Double radiator.

BEDROOM THREE (L-shaped) 9'8" reducing to 4'5" x 8'9"

Integral wardrobe/store cupboard and double radiator.

SHOWER ROOM

Modern walk-in shower, ceramic floor tiles, part tiled walls, heated towel rail, low-level WC and vanity wash handbasin with cupboards below.

OUTSIDE

Parking area to the front. Large enclosed rear garden with stone-flagged patio, lawn, planted borders, decked seating area, additional parking for two cars and two substantial timber outbuildings as previously described.

TENURE

We have been advised that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

VIEWINGS

Strictly by appointment through the Agents.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

BAND B



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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