



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS



# 7, Hurst Lane, Bollington, Macclesfield, Cheshire, SK10 5LN

A spacious, well presented stone semi-detached in a lovely location with delightful countryside, cricket ground and canal views and retaining a wealth of period features.

£475,000

This substantial stone property has retained many period features and occupies a sought after location with views to the front over the canal and to the rear over the Cricket Ground and countryside beyond.

The house has good sized double bedrooms and has been tastefully modernised to include wooden sash windows in good working order throughout, stripped, reclaimed wooden doors and a newly fitted log burner.

In brief the accommodation comprises on the ground floor an entrance vestibule, entrance hall, lounge, dining room, kitchen, utility, downstairs WC and half cellar. To the first floor the landing allows access to three bedrooms and bathroom. The whole of the accommodation benefits from double glazed windows throughout augmented by gas fired central heating.

Outside the property benefits from a cottage garden to the front surrounded by a stone wall and wrought iron railings. The front door, with an outside light, is approached through a gate. To the side the hedged pathway leads, through another gate, to the rear of the property which has been professionally landscaped and comprises stone paving with a seating area taking advantage of the views. There is a large garden/cycle store, decorative lighting as well as outside light and security lights, double water tap, and electric power.

We would strongly recommend an internal inspection of this delightful home 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.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE VESTIBULE

Enclosed porch with original tiled floor, cupboard housing meters, alarm.

#### ENTRANCE HALL

Period features include picture rail, corbels and wooden stripped door with picture glass above. Radiator. Ceiling spotlights.

#### LOUNGE 13'6 x 12'3

Attractive fireplace with newly fitted log burning stove, granite hearth, two wall light points, double radiator, views over canal.

#### DINING ROOM 13'2" x 13'2"

Attractive fireplace with granite hearth and surround and oak mantel, automatic gas living flame fire with log coal effect, picture rail, radiator, new window to side.

#### KITCHEN 13'4 x 9'11

Comprising an excellent range of base, eye level and drawer units in solid oak, granite working surfaces, integrated electric oven, integrated microwave oven, gas hob with extractor over, natural slate floor, door to half cellar with shelving and light currently used as a pantry.

#### UTILITY 7' x 7'

Column radiator, range of cupboards, integrated washing machine, space for dryer, granite work tops, ceramic tiled floor, drying rack, cupboard housing Alpha Etec Plus combi boiler (3 years old). Door to downstairs WC including a wall mounted wash hand basin. Door to outside.

### SECOND FLOOR

#### BEDROOM ONE 13'1 x 15'9

Original fireplace, fitted double and also triple wardrobes, 3 wall light fittings, picture rail, stripped wooden door, two windows with delightful views to canal and countryside beyond.

#### BEDROOM TWO 13'9 x 10'7

With original cast iron fireplace, picture rail, radiator, lovely views to rear over the Cricket Ground and countryside beyond.

## BATHROOM

Panelled bath with shower over and glass shower screen, wall hung vanity wash hand basin with mirrored cabinet above, low level WC inset into granite surround and tops, attractive fully tiled walls, chrome heated towel rail, inset halogen lights, plantation shutters.

## BEDROOM THREE 14'6 x 10'

Radiator. Delightful and far reaching views across to the canal, Clarence Mill, recreation ground, rooftops and countryside. Loft access.

## LANDING

Ceiling spotlights, attractive wooden doors with good storage and shelving behind, wooden cupboards above, access to loft which is boarded with ladder and lights.

## OUTSIDE

Gardens as previously mentioned.

## TENURE

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

## POSSESSION

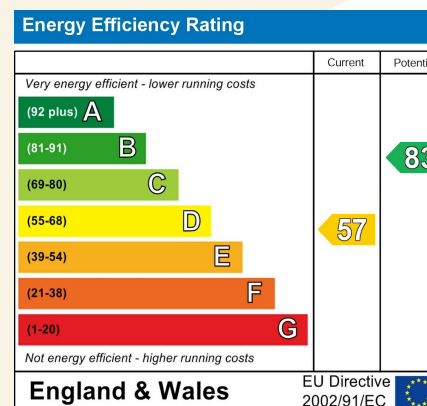
Vacant possession upon completion.

## VIEWINGS

Strictly by appointment through the Agents.

## COUNCIL TAX

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## 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

## MISDESCRIPTIONS ACT 1967

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