



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

13, Birchway, Bollington, Cheshire, SK10 5NA

A beautifully situated detached bungalow standing on an extensive landscaped plot backing onto the canal with private mooring.

Guide Price £450,000

Occupying a superb location in Bollington we are pleased to be able to offer for sale this spacious detached bungalow with extensive beautifully landscaped gardens backing onto the canal with private mooring.

On entering the property you are welcomed by a good sized entrance hall leading to a bright and spacious lounge which is open to the dining room and in turn leads to the conservatory. There is a good sized breakfast kitchen and rear porch, two bedrooms and a spacious bathroom. The whole of the accommodation benefits from uPVC double glazed windows and doors augmented by a gas fired central heating boiler which has recently been installed. The property benefits from a recently fitted new front door.

Particular mention must be made of the extensive storage in the roof space.

Outside the gardens are a particular feature and to the front a driveway leads to the attached single garage. The gardens wrap around and comprise extensive lawned areas, patios, abundantly stocked flower borders all of which is fully enclosed. Pathway and steps lead to the private mooring area.

There is a wide range of shopping, travel, educational and recreational facilities available in Macclesfield. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 10 minutes and 30 minutes drive of the property.

Directions:

From our Bollington Office proceed up High Street turning right into Chancery Lane. Bear left into Grimshaw Lane and continue for a short distance turning right into Fairfield Avenue. At the end of Fairfield Avenue turn left into Birchway where number 13 can be found set back on the right hand side.

ACCOMMODATION

PORCH

SPACIOUS ENTRANCE HALL

Double radiator.

LOUNGE 16'6 x 11'

Living flame gas fire, bay window, double radiator, open to:

DINING ROOM 11'2 x 11'2

Views over the rear garden, double radiator.

CONSERVATORY 11'4 x 9'

Attractive tiled floor, TV ariel point, door to garden.

BREAKFAST KITCHEN 10'10 x 9'

Comprising an excellent range of base, eye level and drawer units, Formica working surface, one and a half bowl stainless steel sink unit with mixer tap, four ring gas hob with extractor hood over, double electric built in oven, plumbing for washing machine, space for fridge freezer, breakfast bar, fully tiled walls, double radiator, door to rear porch, door to outside.

BEDROOM ONE 11'5 x 11'2

Comprising an excellent range of fitted furniture, single radiator.

BEDROOM TWO 11'3 x 7'

Single radiator, access to partly boarded loft which houses the Worcester gas fired central heating boiler.

BATHROOM

Comprising panelled bath with shower over, pedestal wash hand basin, low level WC, heated towel rail, fully tiled walls, tiled floor, airing cupboard with shelving.

OUTSIDE

Gardens as previously mentioned.

TWO GARDEN SHEDS

With up and over door, electric light and power.

TENURE

We have been advised that the property is Freehold and free from chief rent. Interested purchasers should seek confirmation of this from their solicitors.

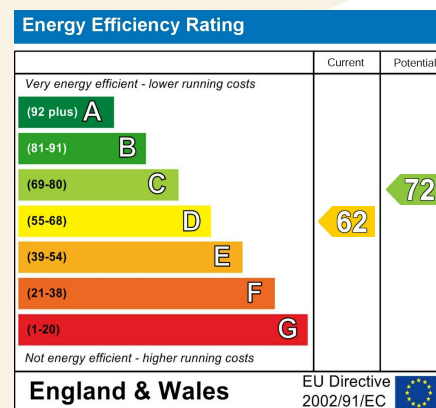
Vacant possession upon completion.

VIEWINGS

Strictly by appointment through the Agents.

COUNCIL TAX

BAND D



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

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.

