



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# 7, Spinners Way, Bollington, Bollington, Cheshire, SK10 5HE

A well presented modern mews property occupying a quiet location close to local amenities with parking and private garden.

£265,000

Constructed of brick, the property offers the discerning purchaser a delightful mews property with well balanced accommodation ready for immediate occupation. The property is situated in a pleasant cul-de-sac location within easy walking distance of local amenities.

The accommodation comprises on the ground floor a canopy porch, entrance hall, lounge with doors to outside, kitchen. To the first floor the landing allows access to two bedrooms and a bathroom. To the front of the property the driveway provides ample off road parking for motor vehicles whilst to the rear the garden is laid mainly down to lawn with a gravelled area, pathway and paved patio area all of which is fully enclosed by fencing.

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 Princess Street. Turn right into Spinners Way where the property can be found on the left hand side.

#### ACCOMMODATION

##### GROUND FLOOR

##### CANOPY PORCH

##### ENTRANCE HALL

With radiator, under stairs storage.

##### LOUNGE 14'11 x 12'1

With radiator, stairs to first floor, double doors leading to rear garden.

##### KITCHEN 8'2 x 6'8

Comprising an excellent range of base, eye level cupboards and drawers, Formica working surfaces, one and a half stainless steel sink unit with mixer tap and drainer, part tiled walls, tiled floor, four ring gas hob with built in electric oven below and extractor fan over, plumbing for washing machine, space for fridge freezer, radiator.

##### FIRST FLOOR

##### LANDING

With radiator, access to loft which is boarded with pull down ladder.

##### BEDROOM ONE 12'1 x 10'11

With radiator.

##### BEDROOM TWO 12'2 x 6'9

With radiator.

##### BATHROOM

Comprising paneled bath with shower over and side glass panel, low level WC, pedestal wash hand basin, extractor fan, ceiling spot lights, airing cupboard housing hot water cylinder and shelving, part tiled walls, wood flooring.

##### OUTSIDE

Gardens as previously mentioned.

##### DRIVEWAY

Parking for motor vehicles.

##### TENURE

We have been advised that the property is Leasehold. 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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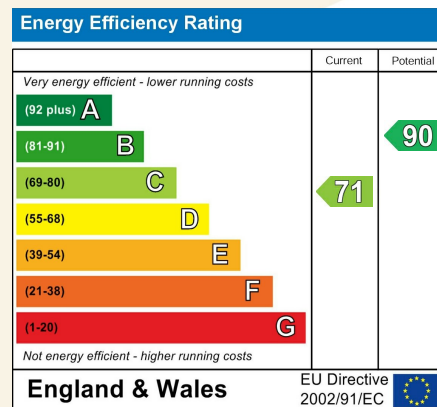
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