



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

15, Vine Street, Bollington, Cheshire, SK10 5QB

A deceptively spacious three bedroom semi-detached property occupying a cul-de-sac position with parking and south facing garden. NO ONWARD CHAIN.

Guide Price £315,000

Constructed of brick, we are delighted to offer for sale this deceptively spacious and well presented three bedroom home situated in a sought after location within easy reach of local amenities.

The property briefly comprises on the ground floor entrance hall, office, lounge and kitchen. At first floor level the landing allows access to three bedrooms and a bathroom.

Outside to the front of the property the driveway allows parking for two motor vehicles and an integral garage which has been partly converted into a room currently being used as the office. To the rear the garden is south facing and laid for ease of maintenance with a decked area, paved areas and abundantly stocked flower borders, all of which are fully enclosed and offer a good degree of privacy.

There is a wide range of shopping, travel, educational and recreational facilities available in Bollington and 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 up High Street, turning right into Palmerston Street. Continue to the mini-roundabout taking the fourth exit into Church Street. Take the first right turning into Vine Street where the property can be found after a short distance on the left hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL 6'3 x 4'7

With storage cupboard.

OFFICE 7'11 x 8'4

Radiator.

LOUNGE 19'3" x 16'0"

Stairs to first floor, sliding doors to rear garden, two radiators.

KITCHEN 8'11 x 8'6

Comprising a modern range of base, wall and drawer units, attractive working surface, four ring gas hob with extractor hood over and integrated oven below, space for fridge freezer, plumbing for washing machine, wall mounted combination boiler.

FIRST FLOOR

LANDING

With access to loft.

BEDROOM ONE 12'1 x 10'0

Radiator, built in storage cupboard.

BEDROOM TWO 9'11 x 9'6

Radiator, alcove storage.

BEDROOM THREE 8'5 x 8'4

Radiator.

BATHROOM 9' x 8'7

Comprising panelled bath, shower cubicle, low level WC, pedestal wash hand basin with mixer tap, chrome heated towel rail.

OUTSIDE

Gardens as previously mentioned.

TENURE

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

POSSESSION

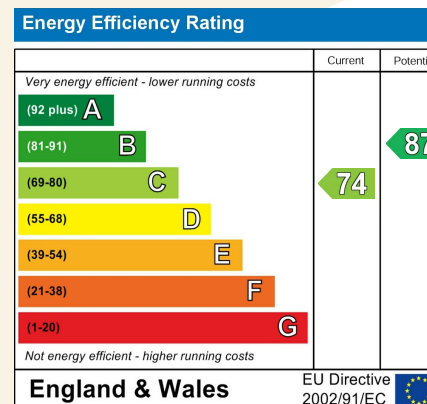
Vacant possession upon completion.

VIEWINGS

Strictly by appointment through the Agents.

COUNCIL TAX

BAND C



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MISDESCRIPTIONS ACT 1967

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