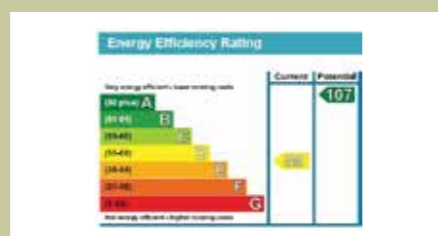
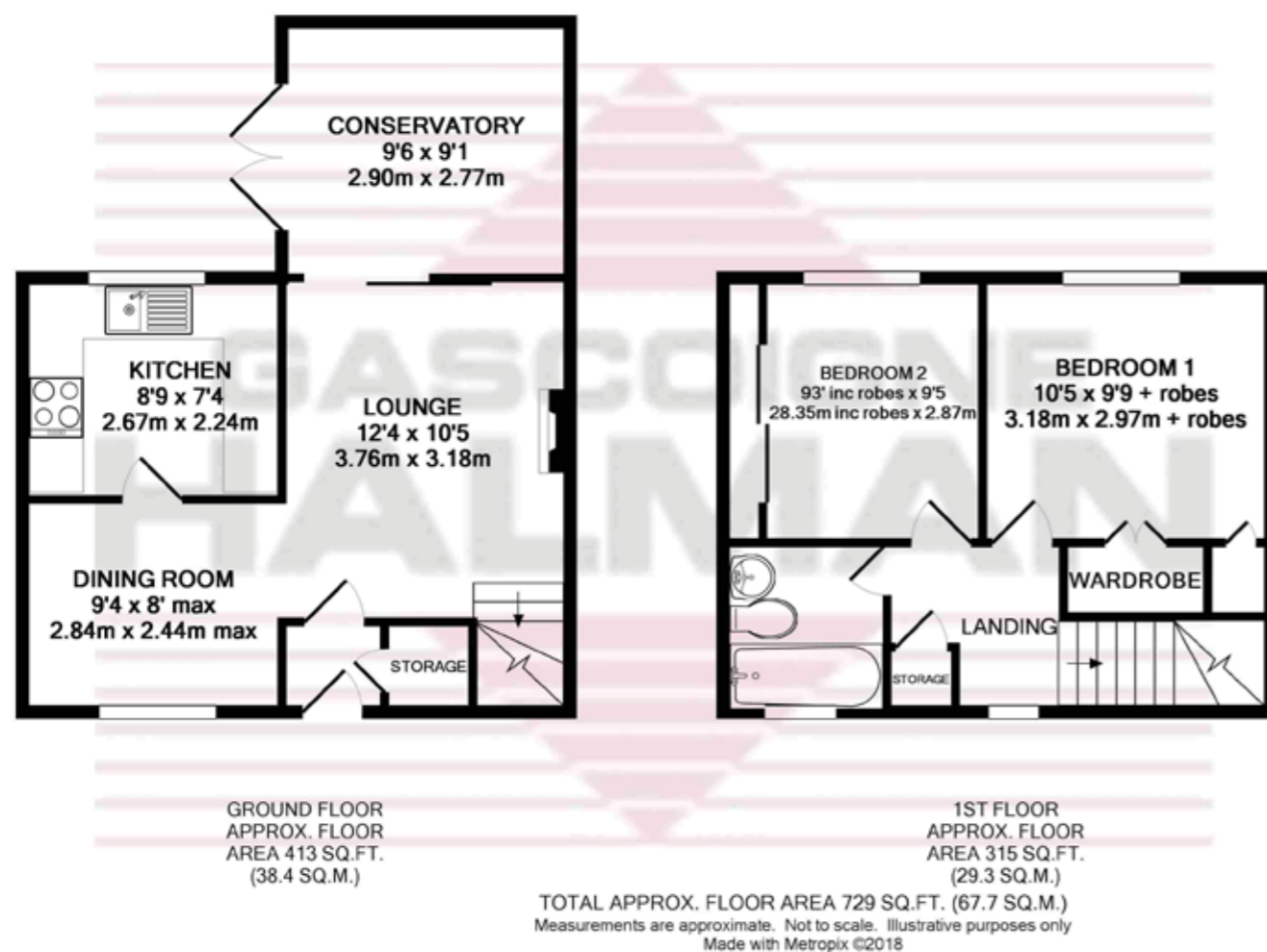


25 COOPE ROAD
 Bollington
£175,000



NOTICE
 Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Macclesfield
 80-82, Waters Green, MACCLESFIELD SK11 6LH
 01625 511367 macclesfield@gascoignehalman.co.uk

gascoignehalman.co.uk



Situated in an excellent location close to local shops in a quiet cul-de-sac, a spacious modern mews property with **TWO DOUBLE BEDROOMS**, off road car parking, a pretty westerly facing garden and a **CONSERVATORY**.

GASCOIGNE HALMAN

- Spacious modern mews house
- Lovely cul-de-sac in sought after village
- Two double bedrooms
- Lounge open plan to dining room

- Fitted kitchen with dishwasher
- Conservatory opening into garden
- Well tended westerly facing garden
- Off Road Parking

£175,000

25 COOPE ROAD

Bollington



DESCRIPTION

Coope Road is a pleasant cul-de-sac of modern properties, situated in an excellent location in the highly sought after village of Bollington. This particular house is located towards the head of the close and enjoys a wide frontage providing side by side car parking. Special mention must be made of the westerly facing rear garden which is well tended and includes a paved patio, well stocked beds and a meandering pathway. Internally the well balanced accommodation includes a good size lounge with dining area and fitted kitchen with oven, hob and dishwasher, whilst the lovely conservatory opens out to the garden.

At first floor level there are two double bedrooms, both with built in wardrobes, and the bathroom is fitted with a modern suite including an electric shower. The house is warmed by gas fired central heating and has double glazed windows and will be ready for immediate occupation.

LOCATION

Bollington is a picturesque sought after village which boasts a host of local amenities, with the Cheshire countryside, as well as Macclesfield town centre just a short drive away.

DIRECTIONS

Leaving Macclesfield along the Silk Road in a northerly direction, at the roundabout signposted Bollington turn right into Bollington Road. Turn second right into Princess Drive and second left into Coope Road, where the property can be found situated on the left. POSTCODE : SK10 5AE

TENURE

We are informed by our client that the property is freehold and free from chief rent. Prospective purchasers are advised to confirm this point with their solicitor.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East Borough Council. Tax Band : C

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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