



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

2, John Street, Bollington, Cheshire, SK10 5PE

A well presented mid-terraced stone cottage within a short distance of local amenities.

£235,000

We are pleased to be able to offer for sale this traditional stone mid-terraced property occupying a highly convenient location. The property has a modern open plan interior and offers well presented accommodation ready for immediate occupation.

In brief the property comprises on the ground floor a lounge area opening to a dining kitchen. To the first floor the landing allows access to two double bedrooms and bathroom. The whole of the property is warmed by a gas fired central heating system augmented by uPVC double glazed windows throughout. The property benefits from a new roof, guttering and down spout within the last 12 months.

To the rear of the property there is a delightful communal stone paved garden area and a log store.

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 and take the first turning on the right into Water Street. After a short distance turn right into John Street where the property can be found on the left hand side.

ACCOMMODATION

GROUND FLOOR

LOUNGE 13'4 x 11'4

A light and airy dual aspect room with attractive flooring, log burning stove with log store to the side, spiral staircase to first floor, built in cupboard housing gas and electric meters, two wall lights, radiator, open to

DINING KITCHEN 11'4 x 8'2

Comprising an excellent range of base, eye level and drawer units, four ring gas hob with Anthracite splashback, new extractor hood and fan, electric oven, space for washing machine, space for dryer, circular stainless steel single bowl and drainer sink unit with mixer tap, bespoke kitchen pull out table with shelving, attractive working surface, radiator, wall mounted Vaillant gas fired central heating boiler, integrated fridge freezer, door to outside.

FIRST FLOOR

LANDING

BEDROOM ONE 11'3 x 7'3

With radiator, central ceiling light, storage unit to alcove, window to front elevation.

BEDROOM TWO 11'6 x 8'6 (narrowing to 5'5)

With radiator, two windows to rear, central ceiling light.

BATHROOM 7'8 x 4'8

Comprising built in panelled bath with fitted shower screen and thermostatic shower, high capacity extractor fan, low energy halogen bulbs, low level WC, tiled walls and floor, vanity wash hand basin with cupboards below, bronze heated towel rail.

OUTSIDE

COMMUNAL GARDEN

As previously mentioned.

POSSESSION

Vacant possession upon completion.

VIEWINGS

Strictly by appointment with the Agents.

TENURE

COUNCIL TAX
BAND B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

