



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

4, Hamson Drive, Bollington, Cheshire, SK10 5SS

A bright and spacious apartment presented to a high standard close to Bollington Village centre.

Guide Price £230,000

Constructed of reconstituted stone, this delightful apartment forms part of an exclusive Crosby Homes Development occupying a quiet location close within walking distance to local amenities.

The accommodation briefly comprises a communal entrance hall, private entrance hall, hallway, lounge, kitchen, two double bedrooms and a good sized shower room. The apartment enjoys beautifully maintained communal gardens and off road parking for residents. The property benefits from a gas fired central heating system augmented by double glazing.

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 minutes and 30 minutes drive of the property.

Directions:

From our Bollington Office turn right out of High Street and proceed up Palmerston Street bearing left at the mini roundabout into Hamson Drive. No 4 can be found on the left hand side.

ACCOMMODATION

COMMUNAL ENTRANCE HALL

Communal front door and security intercom, stairs to first floor.

ENTRANCE HALL

With intercom entry system, built in cupboard.

INNER HALLWAY

With built in cloaks cupboard with overhead storage, radiator.

LOUNGE 17'0 x 13'0

A spacious living area, two radiators, ceiling coving.

KITCHEN 10'5 x 8'4

Comprising an excellent range of base, eye level and drawer units, attractive working surfaces, stainless steel one and quarter sink unit, with mixer tap, tiled splashbacks, four ring gas hob with oven below and extractor hood over, integrated fridge and freezer, space for washing machine, space for tumble dryer, ceiling spotlights, radiator.

BEDROOM ONE 12'7 x 11'0

With built in storage cupboard, radiator.

BEDROOM TWO 11'10 x 10'10

With radiator.

SHOWER ROOM 9' x 6'3

Beautifully appointed comprising walk-in shower enclosure, low level WC, pedestal wash hand basin,, attractive tiled and panelled walls, chrome heated towel rail.

OUTSIDE

Gardens as previously mentioned.

PARKING

Residents parking.

TENURE

We have been advised that the property is Leasehold. Interested purchasers should seek clarification of this from their Solicitors.

VIEWINGS

Strictly by appointment through the Agents.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

BAND C

