



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

61, Water Street, Bollington, Cheshire, SK10 5PA

A delightful stone mid-terraced property presented to a high standard with private rear garden. NO ONWARD CHAIN.

Asking Price £299,950

Occupying a sought after location, this charming and recently renovated cottage is presented to a high standard and within walking distance of local amenities. The cottage has recently undergone a full refurbishment including a full rewire, fully re plumbed including new boiler, new pipework and radiators, fully replastered, new kitchen with built in appliances, new bathroom, new double glazed hardwood windows, new internal doors and a new staircase.

In brief the accommodation comprises on the ground floor a lounge which is open plan to a good sized dining room open to recently refitted kitchen. At first floor level the landing allows access to two good sized bedrooms and bathroom.

Outside, the cottage benefits from a delightful rear garden, with private access, which is terraced and comprises several seating areas, outside tap.

We would strongly recommend an internal inspection of this delightful property in order to fully appreciate the fine merits it has to offer.

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 proceed down High Street turning right into Water Street where the property can be found after a short distance on the left hand side.

ACCOMMODATION

GROUND FLOOR

LOUNGE 12'2 x 10'8

With new hardwood windows with plantation shutters, engineered Ted Todd flooring with oak finish, underfloor heating, storage housing meters and consumer unit open to

DINING AREA 12'2 x 10'11

With new hardwood windows with plantation shutters, engineered Ted Todd flooring with oak finish, underfloor heating, bespoke understairs storage units open to

KITCHEN 8'7 x 7'8

Newly refitted comprising an excellent range of base, eye level and drawer units and worktops, inset sink with mixer tap, Hotpoint ceramic hob with extractor hood over, Hotpoint built-in oven with plate warming drawer below, integrated washing machine, integrated fridge, cupboard housing Vaillant gas fired central heating boiler, new hardwood windows, engineered Ted Todd flooring with oak finish, underfloor heating, door to outside.

FIRST FLOOR

LANDING

Access to boarded loft with pull down ladders and built in storage space.

BEDROOM ONE 12'3 x 9'

Double radiator, new hardwood windows with plantation shutters, engineered Ted Todd flooring with oak finish, built-in wardrobes and alcove shelving.

BEDROOM TWO 11'7 x 8'1

Double radiator, new hardwood windows with plantation shutters, engineered Ted Todd flooring with oak finish, built-in cupboard with hanging rail.

BATHROOM

With panelled bath with shower over and glass side screen, Duravit wall hung WC, Duravit wash hand basin with mixer tap, chrome heated towel rail, wall mounted mirror, fully tiled walls, fully tiled floor, extractor fan.

GARDENS

As previously mentioned.

TENURE

We have been advised by our vendor that the property is Freehold and free from Chief Rent. Interested purchasers should seek clarification of this from their Solicitors.

VIEWINGS

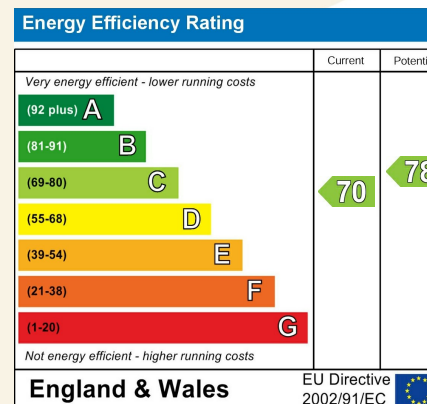
Strictly by appointment through the Agents.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

BAND B



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