



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

12, High Street, Bollington, Cheshire, SK10 5PH

Constructed of stone, this beautifully presented cottage offers the discerning purchaser a substantial home in one of Bollington's most popular locations.

Asking Price £260,000

This substantial grade II listed stone mid-terraced cottage offers the discerning purchaser the opportunity to acquire a delightful home with deceptively spacious accommodation forming part of the Conservation Area and being extremely well located for local amenities.

In brief the accommodation comprises on the ground floor a lounge and delightful hand made kitchen. To the first floor the landing allows access to two double bedrooms and a luxurious bathroom with roll top bath. The whole of the accommodation is warmed by gas fired central heating.

There is a small attractive courtyard to the rear.

There is a wide range of shopping, travel, educational and recreational facilities available in 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.

ACCOMMODATION

GROUND FLOOR

LOUNGE 14'5 x 12'0

Period style fireplace with living flame gas fire. Telephone point. Decorative ceiling cornice. Television aerial point. Radiator.

DINING KITCHEN 14'0 x 10'

Comprising an excellent range of hand made base and eye level units. Beech work surfaces. Stainless steel circular sink unit with drainer. Built-in electric oven with 4 ring gas hob and stainless steel extractor canopy over. Attractive part tiled walls. Breakfast bar. Radiator. Under stairs cupboard. Stairs to first floor. Stable door to outside.

FIRST FLOOR

LANDING

BEDROOM ONE 13'0 x 12'0

With radiator. Telephone point. Fitted wardrobes.

BEDROOM TWO 13'0 x 12'0

With radiator. Access to roof space.

BATHROOM

Luxuriously appointed comprising; free standing roll top bath with chrome shower attachment, pedestal wash hand basin, low level WC and large walk in shower cubicle. Attractive Travertine tiles. Original wood stripped floor. Heated chrome towel rail. Access to roof space.

OUTSIDE

Enclosed Courtyard to Rear.

COUNCIL TAX

BAND C

POSSESSION

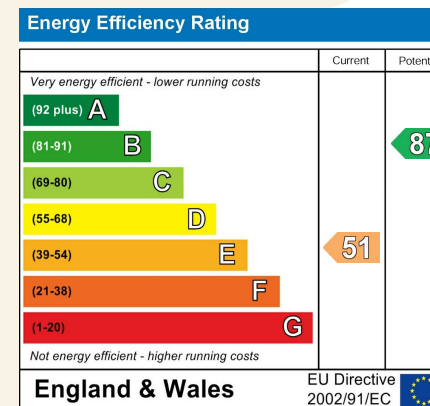
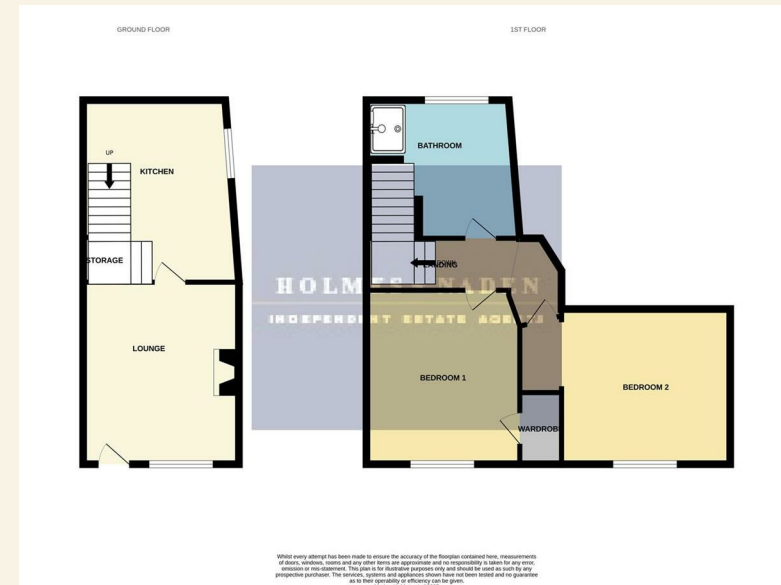
Vacant possession upon completion.

VIEWINGS

Strictly by appointment through the Agents.

TENURE

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



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