HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

5, Wellington Road,

Bollington, Cheshire, SK10 5JR

A deceptively spacious period stone cottage with two reception rooms and two double bedrooms. Convenient location close to the recreation ground.

Guide Price £235,000

Constructed of stone, this deceptively spacious cottage offers the discerning purchaser a lovely home within short distance of local amenities.

The accommodation briefly comprises on the ground floor a lounge, a spacious sitting room with access to the cellar and kitchen. To the first floor the landing allows access to two double bedrooms and a bathroom/WC. A combination gas fired central heating system has been installed augmented by double glazing.

There is a communal courtyard area the rear.

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

Directions
From our Bollington Office proceed up High Street turning left into Palmerston Street. Proceed towards Macclesfield where the property can be found after a short distance on the right hand side.

ACCOMMODATION

GROUND FLOOR

LOUNGE 14' x 10'1
Double radiator. Fireplace. Laminate floor.

SITTING ROOM 14' x 13'6
Double radiator. Fireplace. Stairs to cellar and door to kitchen. Laminate floor.

KITCHEN 8'9 x 6'8
Range of base and eye level units, stainless steel sink unit, plumbing for washing machine, built in electric oven, four ring gas hob with extractor hood over, double radiator, attractive part tiled walls, gas fired Worcester central heating boiler, door to outside.

CELLAR 9'6 x 9'

FIRST FLOOR

LANDING
Access to roof space.

BEDROOM ONE 14'1 x 9'9
Double radiator, original fireplace.

BEDROOM TWO 13'7 x 9'
Double radiator.

BATHROOM
Panelled bath with shower over and glass side screen, vanity wash basin, low level WC, tongue and groove panelling, part tiled walls, heated towel rail.

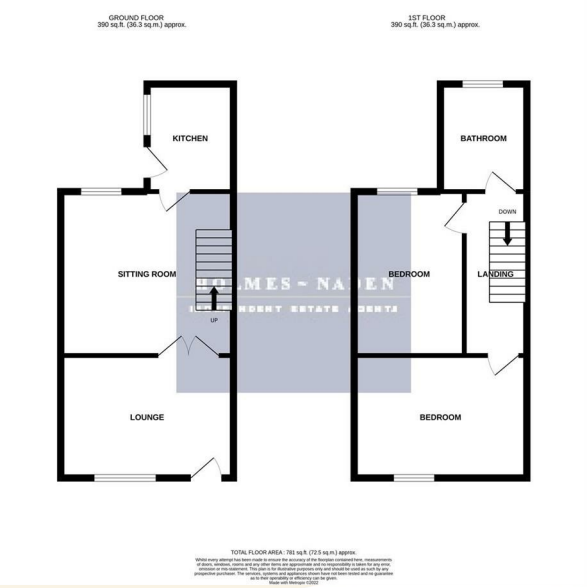
OUTSIDE
An attractive communal courtyard to the rear.

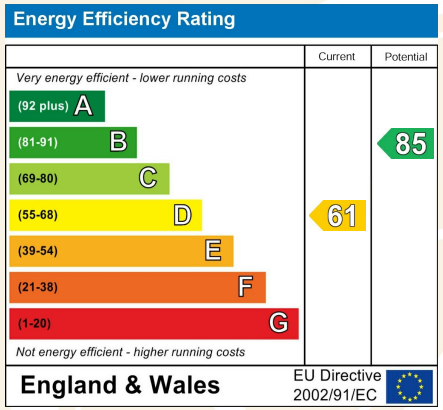
POSSESSION
Vacant possession upon completion.

VIEWINGS
Strictly by appointment through the Agents.

TENURE
We have been advised that the property is Freehold and free from Chief Rent. Interested purchasers should seek clarification of this from their Solicitor.

COUNCIL TAX
BAND B





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MISDESCRIPTIONS ACT 1967

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