HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

48, Wellington Road,

Bollington, Cheshire, SK10 5JH

A mature three bedroom semi-detached property set in an elevated position within the heart of Bollington village close to local amenities. Parking to the rear.

£345,000

Constructed of brick with rendered elevations, this beautifully presented semi-detached property offers the discerning purchaser the opportunity to acquire a delightful home within a short distance of local amenities.

The accommodation briefly comprises on the ground floor entrance hall, lounge, kitchen and dining area. At first floor level the landing allows access to three bedrooms and a family bathroom. A gas fired central heating system has been installed augmented by double glazed windows throughout.

Outside to the rear the gardens are terraced and abundantly stocked with flowers and shrubs. There is off road parking to the rear of the property.

There is a wide range of shopping, travel, educational and recreational facilities available in 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 out of High Street turning left into Palmerston Street, proceed towards Macclesfield for approximately one mile, where the property can be found elevated set back off the road on the left hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL
Radiator, stairs to first floor.

LOUNGE 13'9 x 11'7
Radiator.

KITCHEN/DINING AREA 15' x 9'8
Comprising an excellent range of base, eye level and drawer units, attractive working surface, stainless steel sink unit with drainer and mixer tap, electric double oven, five ring gas hob with extractor hood over, plumbing for washing machine, integrated fridge, tiled walls, attractive flooring.

FIRST FLOOR

LANDING
Cupboard housing combination style gas fired central heating boiler, radiator.

BEDROOM ONE 11'11 x 8'5
With radiator.

BEDROOM TWO 9'9 x 8'8
With radiator.

BEDROOM THREE 6'3 x 6'2
With radiator.

BATHROOM
Comprising panelled bath with shower over and glass side screen, pedestal wash hand basin, low level WC, heated towel rail.

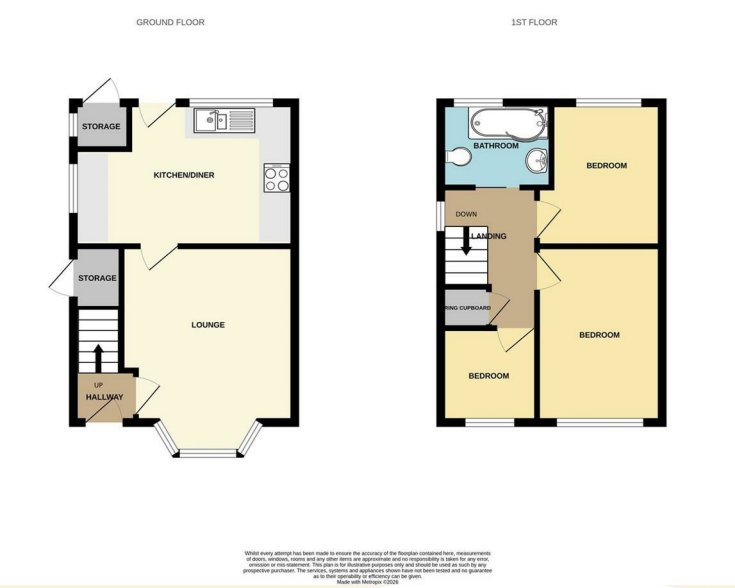
OUTSIDE
Gardens as previously mentioned.

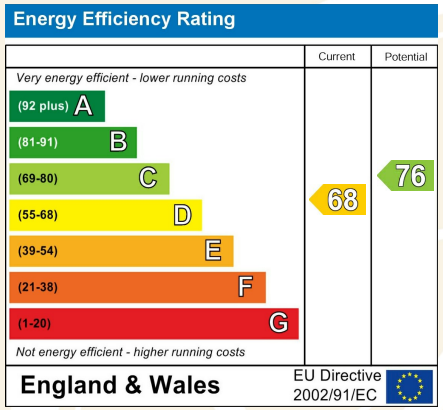
COUNCIL TAX
BAND C

TENURE
We have been advised that the property is Freehold and free from chief rent. Interested purchasers should seek clarification of this from their Solicitors.

POSSESSION
Vacant possession upon completion.

VIEWINGS
Strictly by appointment through the Agents.





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