



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

30, Hollins Road, Macclesfield, SK11 7EA

A beautifully updated end of terrace cottage offering well balanced accommodation over two floors with private rear courtyard within short walking distance of the Hollins and Macclesfield golf course.

Guide Price £239,950

Constructed of brick with rendered elevations, this picturesque cottage offers the discerning purchaser a beautifully updated home with rooms of pleasing proportions within a few yards of Macclesfield golf club and the Hollins. The accommodation briefly comprises on the ground floor a lounge with feature brick wall and cast iron stove, opening through to a dining/kitchen enjoying shaker style units with granite worktops and built-in appliances opening through to the extension of the kitchen/utility. To the first floor the landing allows access to two good sized bedrooms and a bathroom/WC. A gas fired central heating system has been installed.

A private rear garden has been hard landscaped with stone flags and AstroTurf, raised pond and seating, external lighting and a built-in shed.

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 30 minutes drive of the property.

Directions: From the traffic lights on the Silk road adjacent to Arighi Bianchi furniture store proceed in the direction of Leek through two sets of traffic lights turning left after a short distance into Windmill Street. Continue up Windmill Street passing the park on the right hand side bearing right/straight on into Hollins road where the property can be found on the left hand side.

ACCOMMODATION

LOUNGE 13' x 12'5"

With radiator, feature brick wall, cast iron stove, laminate flooring, opening through to:

DINING ROOM/KITCHEN 12'4" x 8'5"

With radiator, shaker style units including base cupboards and drawers, wall cupboards and granite worktops, oven/hob with extractor hood, laminate flooring, opening through to:

KITCHEN/UTILITY 8'6" x 6'9"

With matching units, stainless steel sink unit, washing machine, dryer, boiler, part tiled walls, door to garden.

LANDING

With access to roofspace (via a slingsby ladder).

BEDROOM 1 14'3" x 11'4" (overall)

With radiator, storage.

BEDROOM 2 10'3" x 6'2"

With radiator.

BATHROOM/WC

With panelled bath and overhead shower, pedestal wash hand basin, low level WC, part tiled walls, tiled floor, radiator/towel rail.

OUTSIDE

Private courtyard as previously mentioned.

Tenure

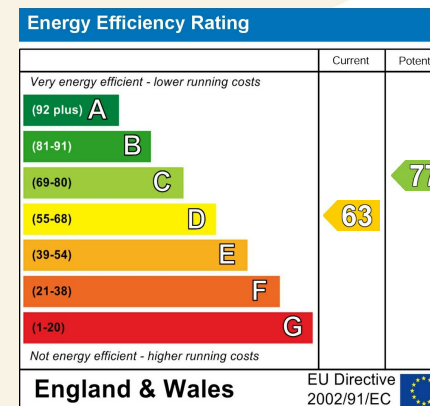
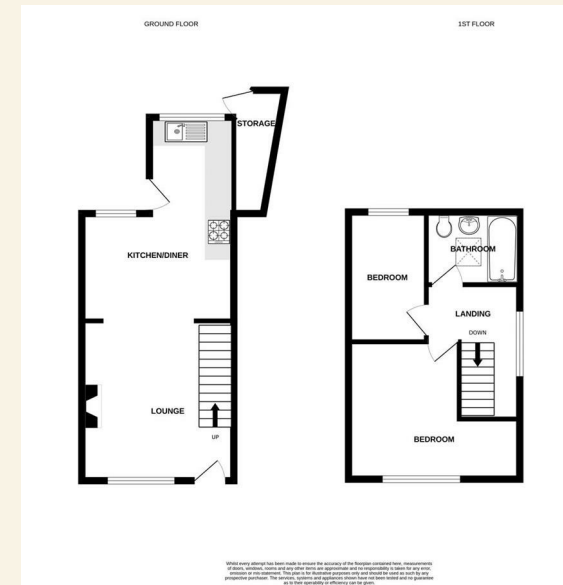
Freehold. Interested purchasers should seek clarification of this with their solicitor.

Viewings

Strictly by appointment through the Agents.

Possession

Vacant possession upon completion.



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