



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# 13, Lord Street, Bollington, Cheshire, SK10 5BN

A charming one bedroomed cottage retaining original features, with private garden and countryside views.

£195,000

Constructed of stone, this absolutely charming mid-terraced cottage sums up the word quaint! It has retained original doors and features from long ago yet has had a complete new stone roof fitted in November 2024. All external windows and doors have recently been painted. There are delightful countryside views to the front and a private garden to the rear.

The accommodation in brief comprises on the ground floor a lounge open to a kitchen with a staircase off. At first floor level there is a landing leading to a bedroom and a bathroom.

The whole of the accommodation benefits from a gas fired central heating system.

Outside to the rear of the property there is an enclosed garden with flower borders, shrubs and a paved path leading to a shed and seating area. There is also a small bin store area with steps down leading to the garden.

A special mention must be made to the views over the countryside.

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

## ACCOMMODATION

### FIRST FLOOR

#### LOUNGE 11'8 x 11'9

Inset brick fireplace featuring multi-fuel stove and attractive stone hearth. Double radiator. Double glazed sash window. Original wooden cupboard housing meters and wooden bookshelves. Lovely views across countryside towards White Nancy. Original door to kitchen.

#### KITCHEN 10'7 x 8'4

Comprising base and eye level units, sink unit with single drainer and separate taps, timber cladding to some walls and ceiling, fridge, electric oven with gas hob, double radiator, door to garden.

### FIRST FLOOR

#### LANDING

Cupboard housing boiler and airing cupboard housing small double radiator.

#### BEDROOM 11'7 x 11'9

Stunning views across countryside and cows! Range of fitted wardrobes. Original door. Double radiator. Loft access. Double glazed sash window.

#### BATHROOM

Panel bath with shower over. wash hand basin with pillar taps, low level WC, single radiator.

#### OUTSIDE

Gardens as previously mentioned

#### TENURE

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

#### POSSESSION

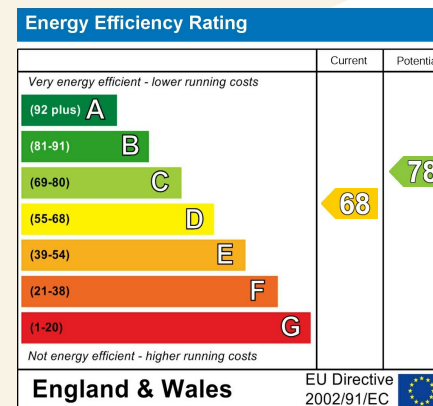
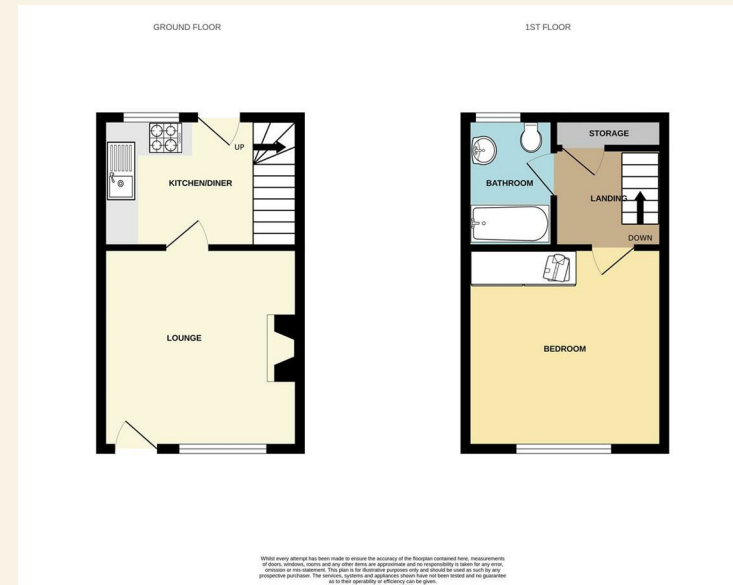
Vacant possession upon completion.

#### VIEWINGS

Strictly by appointment through the Agents.

#### COUNCIL TAX

BAND B



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