



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# 69, High Street, Bollington, Cheshire, SK10 5PF

A stunning renovated stone terraced property occupying a sought after location close to local amenities. With the benefit of two basement rooms,

**Asking Price £255,000**

We are pleased to be able to offer for sale number 69 High Street which is a delightful stone cottage presented to the highest of standards. In brief the accommodation comprises on the ground floor lounge and breakfast kitchen. At first floor level the landing allows access to two bedrooms and a luxury bathroom. Access to a good sized basement area can be obtained from the rear of the property via a stone staircase. The whole of the accommodation benefits from uPVC double glazed windows throughout augmented by a gas fired central heating system.

To the rear of the property there is a good sized shared communal garden area and a stone outhouse.

We would strongly recommend an internal inspection of this delightful property in order to fully appreciate the quality and fixtures throughout.

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.

## **ACCOMMODATION**

### **GROUND FLOOR**

#### **LOUNGE 13'5 x 12'2**

Cupboards to both recesses housing gas and electricity meters, open fireplace with timber mantel and tiled hearth, column radiator.

#### **KITCHEN 12'8 x 11'8**

Comprising an excellent range of base, eye level and drawer units, oak effect working surfaces, stainless steel circular sink unit with mixer tap, electric oven and four ring induction hob with stainless steel extractor hood over, space for fridge freezer, plumbing for washing machine, attractive tiled walls, attractive wood effect floor, space for dining table, under stairs storage cupboard, door to outside.

### **FIRST FLOOR**

#### **LANDING**

#### **BEDROOM ONE 12'4 x 10'5**

Attractive panelling to one wall, two wall light points, excellent range of built in wardrobes, column radiator.

#### **BEDROOM TWO 12' x 7'**

Double radiator.

#### **BATHROOM**

Comprising panelled bath with shower over and glass side, pedestal wash hand basin, low level WC, wall mounted mirror fronted medicine cabinet, chrome heated towel rail, fully tiled walls.

#### **OUTSIDE**

Communal gardens as previously mentioned. Access to basements.

#### **BASEMENT ONE 11'2 x 8'10**

Wall mounted combination gas fired central heating boiler, plumbing for washing machine, shelving, stainless steel sink unit with mixer tap.

#### **BASEMENT TWO 10'2 x 10'1**

Cloistered ceiling.

#### **OUTSIDE WATER TAP**

#### **OUTSIDE STORE**

Shared with number 69 High Street.

#### **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

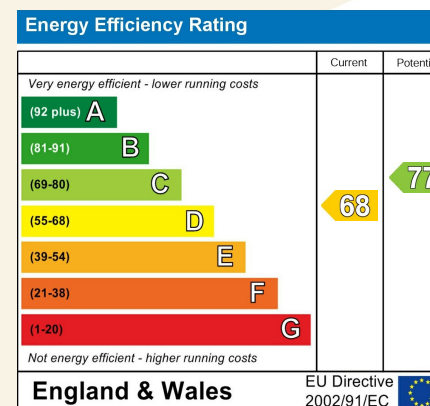
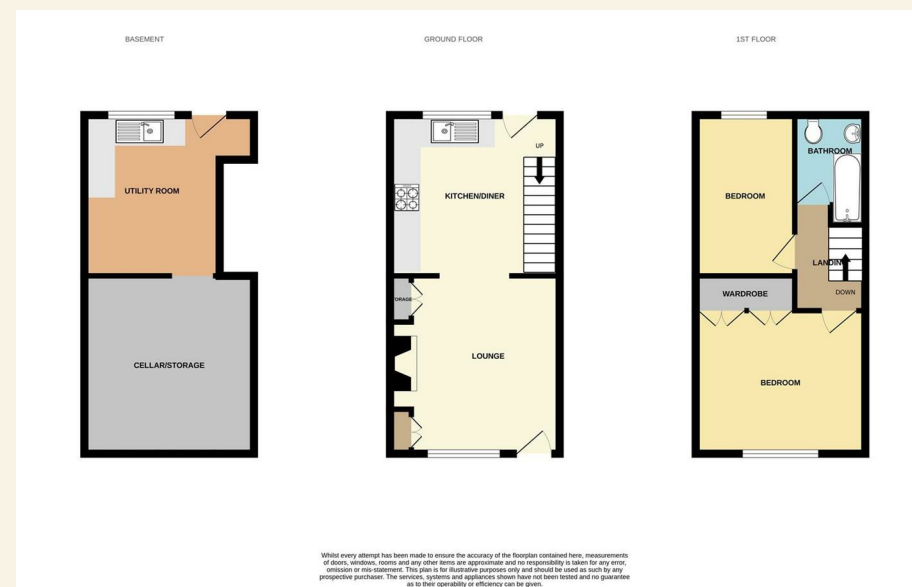
Vacant possession upon completion.

## VIEWINGS

Strictly by appointment through the Agents.

## COUNCIL TAX

BAND B



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## MISDESCRIPTIONS ACT 1967

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