



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

1, Waterhouse Avenue, Bollington, Cheshire, SK10 5JP

A substantial extended deceptively spacious three/four bedroom property occupying a sought after location with large rear garden backing onto the Middlewood Way. Parking for two motor vehicles.

Asking Price £450,000

We are pleased to be able to offer for sale this substantial semi-detached family property, which in recent years has undergone a single storey extension by Bespoke Home Projects.

The accommodation briefly comprises on the ground floor an enclosed porch, entrance hall, lounge with bay window, family room/bedroom four and superb living/family/dining kitchen with quality built-in appliances and Bi-Folding doors leading to the rear garden. At first floor level the landing allows access to three good sized bedrooms and a family bathroom. A gas fired central heating system has been installed augmented by uPVC double glazed windows throughout.

To the front of the property there is a spacious private driveway allowing ample hardstanding for two motor vehicles and steps lead up to a raised patio area. To the rear of the property the gardens are of an excellent size and comprise raised lawns, abundantly stocked flower borders, pathways and a stone paved patio. The whole of the rear garden is fully enclosed and access can be obtained onto the Middlewood Way.

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 in the direction of Macclesfield for approximately half a mile turning left into Hawthorn Road. Turn first left into Waterhouse Avenue where the property can be found immediately on the right hand side.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

With uPVC double glazed door.

ENTRANCE HALL

Stairs to first floor, wall light point, under stairs storage cupboard, double radiator.

BEDROOM FOUR/FAMILY ROOM 12'2 x 6'2

Windows to two elevations.

LOUNGE 12'0 x 11'6

With attractive pebble effect gas fire, two wall light points, double radiator.

SUPERB KITCHEN/LIVING/DINING ROOM 22'0 x 17'

Comprising an excellent range of base, eye level and drawer units, Quartz working surface, central island with cupboards below and integrated dishwasher and integrated washing machine, one and a half bowl inset stainless steel sink unit with mixer tap, space for fridge freezer, built in AEG electric cooker with five ring gas hob and extractor hood over. two column radiators, two skylights, attractive tiled floor, Bi-Folding doors leading to the rear garden.

FIRST FLOOR

LANDING

With access to loft.

BEDROOM ONE 12'2 x 10'5

BEDROOM TWO 10'2 x 9'3

Double radiator.

BEDROOM THREE 13'9 x 8'10 (plus recess)

Double radiator.

BATHROOM/WC

P-shaped bath with shower over and glass side screen, wall mounted wash basin with mixer tap, low level WC, wall mounted chrome heated towel rail, part tiled walls, tiled floor.

OUTSIDE

DRIVEWAY

With parking for two motor vehicles to the front.

GARDENS

As previously mentioned to the rear.

GARDEN SHED

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.

VIEWINGS

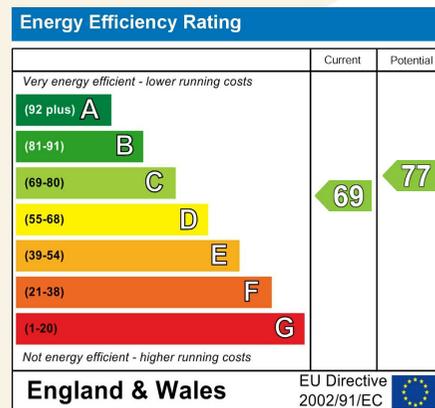
Strictly by appointment through the Agents.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

BAND C



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MISDESCRIPTIONS ACT 1967

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