



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

38, Bollington Road, Bollington, Cheshire, SK10 5EG

A substantial stone property presented to the highest of standards with extensive rear garden, private parking for three motor vehicles and outdoor summerhouse/office .

£435,000

This beautifully presented semi-detached property is of an excellent standard throughout. Although ready for immediate occupation, it could yet offer further potential with scope for an extension, vehicle access to the garage, and/or downstairs toilet conversion.

In brief, the accommodation comprises on the ground floor: Entrance hall, sitting room, a superb family room and understairs storage room with scope for a downstairs WC conversion. At first floor level, the landing allows access to three bedrooms and shower room. The whole of the accommodation has UPVC double glazing throughout and is warmed by gas fired central heating.

Outside the gated front paved area has an electric car charging point and permission for vehicle charging to the other side of the fence. To the rear there is a large paved patio, raised flower borders, log store, summerhouse/office with decked area, bamboo screening, garage and storage shed. Beyond the garage can be found a large, gated driveway with ample hardstanding for 3 vehicles.

We would strongly recommend an internal inspection of this delightful home in order to fully appreciate the fine merits it has to offer.

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

ENTRANCE HALL

Attractive composite front door and stylish ceramic tiled floor. Wood panelling. Single radiator.

SITTING ROOM 11'6 x 11'

Attractive cast iron fireplace with living flame gas fire. Wood panelling. Single radiator.

FAMILY ROOM 13'6 x 12'

Inset fireplace incorporating log burning stove, tiled hearth and solid oak timber mantel. Wall light points. Coving. Attractive wood effect flooring. French doors to outside. Sliding door to kitchen.

KITCHEN 9'9 x 9'9

Excellent range of modern base, eye level and drawer units. Tiled walls. Breakfast bar with cupboards below. Zanussi electric oven with 5 ring gas hob and extractor hood over. Inset stainless steel sink with mixer tap. Wall mounted gas fired boiler. Wood effect flooring. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Single radiator. Door to outside.

UNDERSTAIRS STORAGE ROOM

With a window, has potential to be re-converted to downstairs WC.

FIRST FLOOR

Staircase with half panelling.

LANDING

BEDROOM ONE 13'6 x 11'8 overall

Excellent range of floor to ceiling wardrobes with hanging space and shelving. Double radiator.

BEDROOM TWO 11'5 x 10'10

Laminate floor. Double radiator.

BEDROOM THREE 9'8 x 7'3

Double radiator. Laminate floor.

SHOWER ROOM

Walk in shower cubicle. Vanity wash handbasin with cupboards below. Low level WC. Chrome heated towel rail. Attractive tiled floor.

OUTSIDE

As previously mentioned.

SUMMERHOUSE/OFFICE 9'3 x 9'3

Decked area to front. Electric light and power. Laminate floor. Base storage units.

GARAGE 15'9 x 9'10

Constructed of wood. Currently lacking vehicular access but potential to be rectified if desired.

TENURE

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

VIEWINGS

Strictly by appointment through the Agents.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

BAND C

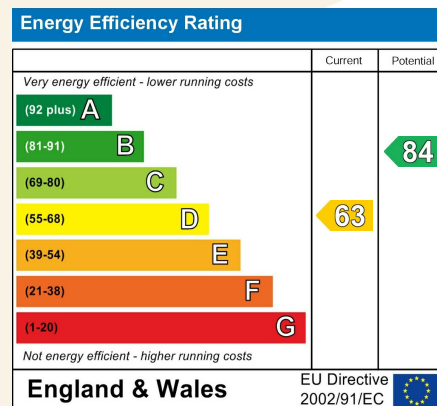
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