



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

46, Shrigley Road, Bollington, Cheshire, SK10 5RD

A beautifully situated picturesque terraced cottage within a short distance of open countryside. NO ONWARD CHAIN.

Asking Price £220,000

Constructed of stone this delightful picturesque cottage offers the discerning purchaser a well presented home ready for immediate occupation.

The well planned accommodation is light and airy throughout and is presented to a high standard and comprises on the ground floor a lounge with cast iron fireplace and open flue, a good sized dining room with range cooker and small kitchen off. To the first floor the landing allows access to a spacious bedroom, second bedroom and bathroom/WC.

The property enjoys a small enclosed garden to the front whilst to the rear there is a well maintained communal courtyard with one outside store with WC.

There is a wide range of shopping, travel, educational and recreational facilities available in Bollington and 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 up High Street, turning right into Palmerston Street. Continue to the mini-roundabout taking the second exit into Shrigley Road where the property can be found after a short distance on the left hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE

LOUNGE 12'0 x 11'3

Fireplace with pine surround, cast iron inset and marble hearth, cupboard housing meter, original stripped wood door.

DINING ROOM/ KITCHEN 12'1 x 11'1 (overall)

With a range of base cupboards, stone recess housing range cooker, staircase off, double radiator, stable door to outside.

KITCHEN/UTILITY 5'7 x 5'1

With a range of base and eye level units, space for fridge, plumbing for dishwasher, single drainer stainless steel sink unit with mixer tap, Formica worktops, part tiled walls, single radiator, slate floor.

FIRST FLOOR

LANDING

BEDROOM ONE 12'0 x 11'1

With built-in double cupboard, double radiator.

BEDROOM TWO 11'3 x 5'2

With single radiator.

BATHROOM

Panelled bath with shower over and glass side screen, low level WC, pedestal wash hand basin, radiator.

OUTSIDE

SMALL ENCLOSED GARDEN TO FRONT

COMMUNAL COURTYARD TO REAR

OUTSIDE STORE WITH WC

POSSESSION

Vacant possession upon completion.

VIEWINGS

Strictly by appointment through the Agents.

TENURE

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

COUNCIL TAX

BAND B



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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MISDESCRIPTIONS ACT 1967

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