

HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

47, Bollington Road,

Bollington, Cheshire, SK10 5EJ

A good sized mid terraced stone cottage with views over open fields to the rear of the property. NO ONWARD CHAIN.

Asking Price £225,000

Constructed of stone, we are pleased to be able to offer for sale this deceptively spacious mid-terraced stone cottage with well balanced accommodation which has been modernised to a good standard.

In brief the accommodation comprises on the ground floor lounge with attractive fireplace and wood burning stove, spacious dining room with open fireplace leading to the kitchen. At first floor level the landing allows access to two double bedrooms and a spacious bathroom. The whole of the accommodation benefits from double glazed windows throughout augmented by a gas fired central heating system.

Situated at the rear of the property there is a well maintained stone paved communal courtyard enjoying delightful views over the adjoining farmland.

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 turn left out of High Street into Palmerston Street. Continue for approximately a mile where the property can be found on the right hand side just after the Cock and Pheasant Public House.

ACCOMMODATION

GROUND FLOOR

LOUNGE 11' x 11'
Attractive Cheshire brick fireplace incorporating log burning stove, cupboard to recess housing gas and electricity meters, double radiator.

DINING ROOM 11' x 11'
Attractive stone fireplace with stone lintel over and stone hearth, built in cupboards to alcove with shelves over, attractive wood floor.

KITCHEN 6'7 x 6'1
Comprising a range of base, eye level and drawer units. plumbing for washing machine, built in electric oven with four ring gas hob and extractor hood over, single drainer sink unit with mixer tap. wood floor, staircase off, door to outside.

FIRST FLOOR

LANDING
Access to loft.

BEDROOM ONE 11' x 11'
Radiator.

BEDROOM TWO 13' x 9'10
Column radiator.

BATHROOM 8' x 8'
Comprising panelled bath with shower over and glass side screen, pedestal wash hand basin, low level WC, attractive tiled floor, chrome heated towel rail.

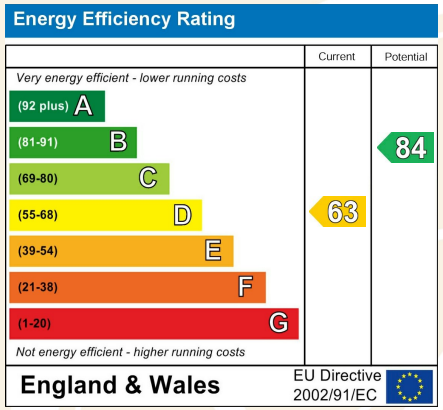
OUTSIDE
Gardens as previously mentioned.

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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THE DISPUTE SERVICE

NAEA
National Association of Estate Agents

The Property Ombudsman

MISDESCRIPTIONS ACT 1967

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