



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

Nutshell Hollow, 15, Dean Way, Bollington, Cheshire, SK10 5DW

An attractive semi detached house constructed of natural stone presented to the highest of standards and occupying a sought after location in the heart of Bollington.

£385,000

Constructed of stone in 2007, this two storey semi detached offers the discerning purchaser a spacious and well planned property which is presented in excellent order throughout. In brief the accommodation comprises; on the ground floor dining hall, lounge, kitchen, downstairs wet room and understairs storage room. To the first floor, the spacious landing allows access to bathroom and 3 good sized bedrooms with bedroom 1 having an en-suite shower. The whole of the accommodation is warmed by gas fired central heating augmented by hardwood double glazed sash windows throughout. Additionally the whole property has been fully redecorated and fitted with brand new carpets.

To the rear of the property, the wraparound, south facing, enclosed garden complements the property suitably and is fully enclosed. The garden is walled, gated and the patio is paved for ease of maintenance. The area to the front door has an attractive flower bed with shrubs. To the front of the property there is off road parking for a motor vehicle along with visitor parking spaces.

The property is situated on the doorstep of beautiful countryside, ideal for walks.

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

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 to the T junction of Chancery Lane. Turn left, left again into Lord Street. Take the first turning left into Cumberland Drive and continue into Deanway where the property can be found at the head of the cul-de-sac.

ACCOMMODATION

GROUND FLOOR

DINING HALL 14'6 x 9'9

Engineered oak floor, 2 double radiators, understairs storage with electric power & light, staircase off.

WET ROOM

Low level WC, rectangular porcelain wash handbasin with stainless steel mixer tap, majority tiled walls, double radiator, cupboard housing fuse box & meters, optional sit down shower.

LOUNGE 14' x 9'

Attractive fire surround with marble inset and marble hearth and housing attractive electric fire, double aspect windows, double radiator.

KITCHEN 10'6 x 9'8

Electric Bosch oven with 4 ring gas hob and extractor over, integrated fridge/freezer, one and a half bowl stainless steel sink with mixer tap, integrated Bosch dishwasher, integrated Bosch washing machine, cupboard housing boiler, attractive ceramic tiled floor, door to outside.

FIRST FLOOR

LANDING

Double radiator, access to loft which has light and ladder.

BEDROOM ONE 11'8 x 9'10

Two double aspect windows and 2 double radiators. Door to en-suite

EN-SUITE

Low level WC, ceramic tiled floor, pedestal wash handbasin, shower cubicle with electric shower.

BEDROOM TWO 9' x 9'9 narrowing to 6'9

Double radiator.

BEDROOM THREE 7'2 x 8'7 (into bulkhead)

Double radiator.

BATHROOM

Attractive marble effect floor, pedestal wash handbasin, panel bath with shower over and glass side screen, low level WC, majority tiled walls, chrome heated towel rail.

OUTSIDE

As previously mentioned, a private, wraparound, south facing rear patio.

PRIVATE PARKING SPACE**TENURE**

We have been advised that the property is Leasehold. 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

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	76
EU Directive 2002/91/EC		

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**MISDESCRIPTIONS ACT 1967**

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