HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

3, Adlington Road,

Bollington, Cheshire, SK10 5JT

A charming substantial stone terraced cottage occupying a convenient location close to local amenities.

£260,000

Constructed of stone, this substantial terraced cottage offers the discerning purchaser, a larger than average home in the heart of Bollington Village. Internally the property is well presented throughout providing well balanced accommodation. A gas fired central heating boiler has been installed at the property in December 2024.

In brief the accommodation provides on the ground floor entrance porch, hallway, lounge, dining room, kitchen. To the first floor the landing allows access to two bedrooms, bathroom and a spiral staircase allowing access to loft space.

To the rear there is an enclosed private garden, two stone outbuildings, decked seating area, Astro turf lawn and a gate providing access to the front of the property.

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 left into Palmeston Street. Proceed towards Macclesfield for approximately quarter of a mile turning right at the Dog & Partridge Public House into Adlington road where no7 can be found after a short distance along on the right hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH 4'1 x 3'2
With coving and internal door to hallway.

HALLWAY
With coving, radiator, stairs to first floor.

LOUNGE 10'9 x 10'8
Fireplace with wooden fire surround and period feature tiles, meter cupboard, radiator, coving.

DINING ROOM 14'5 x 10'7
Cast iron decorative fireplace, storage cupboard with period panelled doors, under stairs storage cupboard, radiator, sliding door to

KITCHEN 12'7 x 8'2
With a range of base, eye level and wall units, attractive working surface, one and a half bowl stainless steel sink with drainer and mixer tap, electric oven with grill, four ring gas hob with stainless steel extractor hood over, breakfast bar, space for washing machine, space for undercounter fridge, integrated dishwasher, radiator, part tiled walls, attractive flooring, uPVC door to outside.

FIRST FLOOR

LANDING
With cupboard housing Vaillant boiler, spiral staircase to loft.

BEDROOM ONE 14'7 x 11'
Cast iron decorative fireplace, mirrored fitted wardrobes with double hanging rails, drawers and overhead storage, radiator.

BEDROOM TWO 7'9 x 7'2
With radiator.

BATHROOM 7'9 x 6'8
Comprising panelled bath with shower over, side screen and mixer tap, low level WC, pedestal wash hand basin with mixer tap, radiator, tiled walls and vinyl flooring.

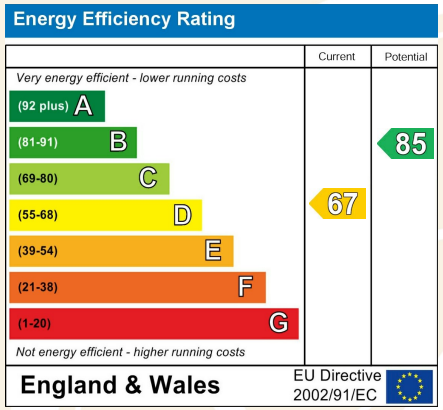
OUTSIDE
Gardens as previously mentioned.

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 B



PRESTBURY OFFICE:
THE VILLAGE,
PRESTBURY,
CHESHIRE
SK10 4DG

TELEPHONE: 01625 828254
EMAIL: PRESTBURY@HOLMESNADEN.COM

HEAD OFFICE:
16 HIGH STREET,
BOLLINGTON,
CHESHIRE
SK10 5PH

TELEPHONE: 01625 560535
EMAIL: BOLLINGTON@HOLMESNADEN.COM

MISDESCRIPTIONS ACT 1967
These particulars, whilst believed to be accurate are set out for guidance only and do not constitute any part of any offer or contract – intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise to their accuracy. No person in the employment of Holmes-Naden Estate Ltd. has the authority to make or give any representation or warranty in relation to the property.