



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

31, Water Street, Bollington, Cheshire, SK10 5PA

A stunning period double fronted property presented to the highest of standards with a professionally landscaped rear tiered garden occupying a sought after location.

Asking Price £365,000

31 Water Street was built circa 1886 and in 1901 was a jewellery shop owned by the Heaps family.

In recent years the property has undergone a complete renovation programme and now offers exquisite accommodation with high quality fixtures and fittings throughout. In brief the accommodation comprises spacious lounge which is open to a bespoke hand built kitchen, bi-fold doors lead out to a seating area and give access to the tiered garden. At first floor level the landing allows access to two double bedrooms and a spacious luxurious bathroom. Shutters are fitted to all of the windows and panel radiators have been installed to all the rooms.

Outside to the rear the gardens are a particular feature and have been lovingly landscaped with Kerridge stone terraces comprising three seating areas, abundantly stocked borders and a log store.

We would strongly recommend an internal inspection of this unique 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 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.

ACCOMMODATION

LOUNGE 19'8 x 11'4

Fireplace incorporating multi fuel stove, timber mantle and stone hearth, attractive feature panelled wall, four wall light points, LED ceiling lights, oak floor, two column radiators. open to:

BESPOKE DINING KITCHEN 10'3 x 9'1

Fitted with an excellent range of base, eye level and drawer units, Belfast sink with brass taps, Quartz working surfaces, built in Rangemaster cooker with five ring gas hob and two

ovens, extractor hood over, integrated dishwasher, integrated washing machine, two wall light points, Bi-folding doors to the rear garden, oak floor, alcove leading to built in fridge freezer, deep built in pantry with shelf for microwave and electric light and power, staircase off.

FIRST FLOOR

LANDING

BEDROOM ONE 11'3 x 10'5

Vaulted ceiling, column radiator, shutters to window.

BEDROOM TWO 11'6 into recess by 9'

Column radiator, two wall light points, shutters to windows.

BATHROOM 12'1 x 7'

Luxurious suite comprising free standing bath, low level WC, vanity wash basin with drawers below, column radiator with chrome heated towel rail, walk in shower cubicle, attractive panelled wall, tiled floor, part tiled walls.

OUTSIDE

Gardens as previously mentioned.

BESPOKE GARDEN SHED FOR STORAGE

TENURE

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

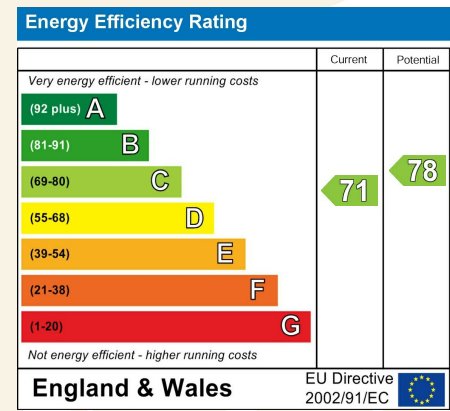
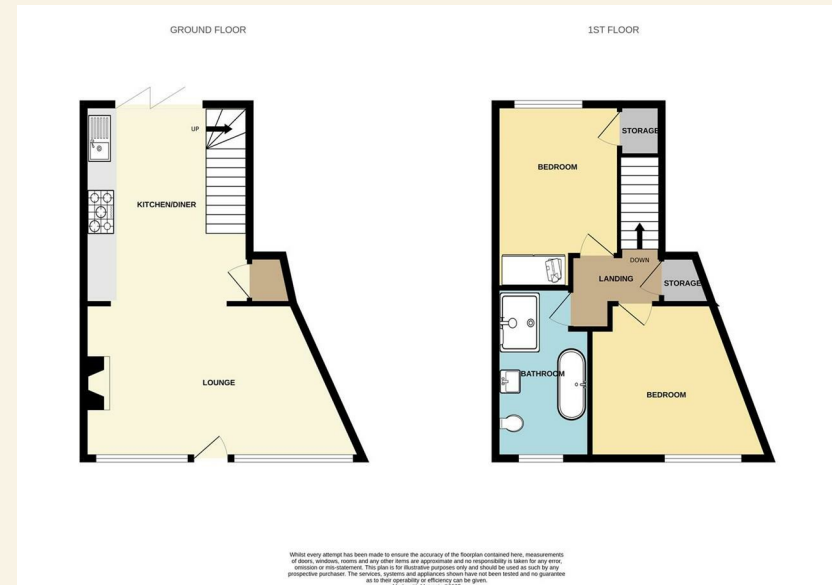
POSSESSION

Vacant possession upon completion.

VIEWINGS

Strictly by appointment through the Agents.

**COUNCIL TAX
BAND B**



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

TELEPHONE: 01625 828254
FACSIMILE: 01625 820019

HEAD OFFICE:
16 HIGH STREET,
BOLLINGTON,
MACCLESFIELD,
CHESHIRE, SK10 5PH
TELEPHONE: 01625 560535
FACSIMILE: 01625 574445



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.

