



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

11, Field Close, Bollington, Cheshire, SK10 5JG

An attractive extended end mews property occupying a large corner plot with stunning rear garden and parking for several motor vehicles.

Guide Price £365,000

Built approximately twenty years ago the sale of Field Close offers the discerning purchaser the opportunity to acquire a spacious mews property in a quiet location but conveniently situated for local amenities.

The accommodation throughout is light and airy and in brief comprises on the ground floor entrance hall, cloakroom, lounge with doors leading to the conservatory with delightful views over the rear garden, superb kitchen/dining room and utility room. At first floor level the landing allows access to three bedrooms and a family bathroom. The whole of the accommodation is warmed by a gas fired central heating system augmented by double glazed windows throughout.

Outside, particular mention must be made of the superb plot which provides a tarmacadam driveway with parking for several motor vehicles. To the rear of the property the gardens have been beautifully landscaped by the present owners and incorporate a large lawned area, patio, raised flower borders abundantly stocked with numerous flowers, trees and shrubs. The whole of the garden is fully enclosed and enjoys a high degree of privacy.

We would strongly recommend an internal inspection of this delightful 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 Macclesfield. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 10 minutes and 30 minutes drive of the property.

Directions

From our Bollington Office proceed up High Street turning left into Palmerston Street. Proceed towards Macclesfield for approximately one mile turning left into Grimshaw Lane. Continue for a short distance and turn left into Field Close where the property can be found in the corner of the close on the left hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Attractive wood floor, cupboard housing meters, staircase off, cupboard housing Vaillant combination gas fired central heating boiler.

CLOAKROOM

Comprising low level WC, pedestal wash hand basin with taps.

LOUNGE 18'5 x 16'4

Attractive fireplace with living flame gas fire, two wall light points, under stairs storage cupboard, two double radiators, attractive wood floor, sliding doors to conservatory.

CONSERVATORY 8'4 x 5'6

Attractive wood floor, double radiator, door to outside.

KITCHEN/DINING/FAMILY ROOM 23' x 12'

Bright and airy room with superb double aspect windows, kitchen area comprising an excellent range of base, eye level and wall units, integrated dishwasher, five ring gas hob with extractor hood over, Belfast sink with mixer tap. built in double electric oven, attractive wood block working surface and wood floor, French door to outside.

UTILITY ROOM 10' x 7'

Comprising a range of base, eye level and wall units, vent for dryer, single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, space for fridge freezer, attractive wood floor.

FIRST FLOOR

LANDING

Single radiator.

BEDROOM ONE 14'9 x 9'6

An excellent range of built in wardrobes with hanging and internal drawers, single radiator.

BEDROOM TWO 12'9 x 9'6

Single radiator.

BEDROOM THREE 9'3 x 6'6

Access to loft, single radiator.

BATHROOM 8'6 x 6'5

Panelled bath with shower over, part tiled walls, low level WC, pedestal wash hand basin, chrome heated towel rail.

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.

POSSESSION

Vacant possession upon completion.

VIEWINGS

Strictly by appointment through the Agents.

COUNCIL TAX

BAND D

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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.

