



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

58, Bollington Road, Bollington, Cheshire, SK10 5EJ

A recently renovated stone double fronted period property with deceptively spacious accommodation. Beautifully landscaped large rear garden

Asking Price £409,950

58 Bollington Road is a delightful period property which has been sympathetically renovated in recent months, and now offers the discerning purchaser, the opportunity to acquire a deceptively spacious home ready for immediate occupation.

In brief the accommodation comprises on the ground floor entrance hall, lounge open to newly installed breakfast kitchen which in turn leads to the dining room and a separate family room with patio doors leading the stunning garden.. At first floor level the landing allows access to three good sized bedrooms and a beautifully fitted bathroom.

The whole of the accommodation benefits from uPVC double glazed windows throughout augmented by a newly installed gas fired central heating system with column and cast iron radiators in each room.

Outside to the rear of the property there is an extremely good sized garden which has recently been beautifully landscaped and comprises lawn area, abundantly stocked flower borders. There is a pizza oven, delightful seating area and pergola together with a large timber shed and brick outbuilding with plumbing for washing machine. The whole of the rear garden is fully enclosed.

There is a wide range of shopping, travel, educational and recreational facilities available in 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 number 58 Bollington Road can be found on the left hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Staircase off.

LOUNGE 13'8 x 12'8

Attractive brick exposed fireplace incorporating log burning stove and York stone hearth, three downlighters, cast iron column radiator, open to

RECENTLY INSTALLED KITCHEN 11'5 x 9'2

Comprising an excellent range of hand painted base, eye level and drawer units, attractive working surface, built in double oven, integrated dishwasher, integrated fridge freezer, centre island with induction hob, built in wine fridge, cupboard housing gas fired central heating boiler, enamel double bowl sink unit with mixer tap, column radiator, open to:

DINING ROOM 11'5 x 7'9

Column radiator, French doors to outside, open to:

FAMILY ROOM 13'1 x 12'

Electric fire with tiled hearth, two downlighters, column radiator.

FIRST FLOOR

LANDING

BEDROOM ONE 14'1 x 13'4

Exposed brick chimney breast, tiled hearth, two wall light points, column radiator.

BEDROOM TWO 12'10 x 12'3

Walk-in closet, column radiator.

BEDROOM THREE 10' x 9'4

Column cast iron radiator.

REFITTED BATHROOM

Comprising tiled bath with shower over and glass side screen, low level WC, vanity wash hand basin with cupboards below, tiled splashback, column radiator, Xpelair extractor fan, sliding door.

OUTSIDE

Gardens as previously mentioned.

LARGE TIMBER SHED

OUTSIDE STORE

With utility area and plumbing for washing machine.

TENURE

We have been advised that the property is Freehold and free from ground 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 C

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(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

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