HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

4, Moss Lane,

Bollington, SK10 5HJ

A beautifully located mid-terraced cottage backing onto open fields with parking and private garden in need of modernisation.

Price Guide £215,000

Constructed of brick this cottage offers the discerning purchaser the opportunity to acquire a home occupying a superb location in need of some modernisation and renovations.

The accommodation briefly comprises on the ground floor a lounge and dining kitchen. At first floor level the landing allows access to two good sized bedrooms and a bathroom. A gas fired central heating system has been installed.

There is a private garden to the rear with a stone paved patio, raised borders and outside store. To the front of the property there is private parking. Special mention must be made of the special views over the adjoining countryside.

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 proceed towards Macclesfield for approximately one and a half miles turning right into Albert Road. Continue for a short distance turning into Moss Brow. Take the first right into Moss Lane where the property can be found on the left hand side.

ACCOMMODATION

GROUND FLOOR

LOUNGE 13'1 x 12'6
With radiator, built in cupboard and shelving, Cheshire brick fireplace with open grate, slate hearth and timber mantle, exposed beams, three wall light points.

DINING KITCHEN 10'2 x 9'8
With a range of base, eye level and wall units, Formica working surfaces, built-in electric cooker, four ring electric hob with extractor hood over, radiator, part tied walls, space for washing machine, space for fridge freezer, deep under stairs cupboard with light and power, stairs off, door to outside.

FIRST FLOOR

LANDING

BEDROOM ONE 12'5 x 11'5
Radiator, two built in wardrobes with hanging space and shelving.

BEDROOM TWO 10'3 x 6'6
Radiator, views over countryside, cupboard housing Worcester boiler.

BATHROOM 6'10 x 5'6
Comprising panelled bath with shower attachment, low level WC, pedestal wash hand basin with pillar taps, part tiled walls, radiator.

OUTSIDE
Gardens as previously mentioned.

PRIVATE PARKING

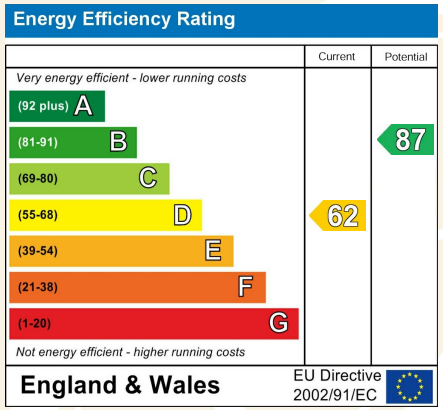
OUTSIDE STORE

VIEWINGS
Strictly by appointment through the Agents.

POSSESSION
Vacant possession upon completion.

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

COUNCIL TAX
BAND C



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