HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

17, Jackson Lane,

Bollington, Cheshire, SK10 5BE

A unique extended four bedroom semi-detached family property occupying a sought after location on the fringe of open countryside. NO ONWARD CHAIN.

Guide Price £585,000

17 Jackson Lane offers the discerning purchaser a rare opportunity to acquire a substantial family property which has been sympathetically renovated and extended during the present owners time in residence.

On entering the property you are immediately welcomed by a good sized entrance hall with adjacent cloaks/boot area, lounge with log burning stove, study and superb L- shaped living/dining/breakfast kitchen enjoying bi-folding doors to the rear garden.

At first floor level the landing allows access to three good sized bedrooms, a shower room and separate bathroom. At second floor level there is a good sized fourth bedroom with extensive eaves storage. The whole of the accommodation benefits from a gas fired central heating system augmented by double glazed windows throughout.

Outside to the front of the property there is an extensive lawned area with steps and a winding path leads to a stone paved patio and provides an elevated seating area taking advantage of the views. To the rear of the property bi-fold doors lead out to a good sized patio area and lawn all of which is enclosed by an abundance of mature hedging giving a good degree of privacy.

There is vehicular access from a private track that runs at the rear of the property. Potential purchasers could create off road parking.

We strongly recommend an internal inspection of this unique property in order to 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.

Directions:
From our Bollington Office proceed towards Macclesfield for approximately one mile. Turn left into Grimshaw Lane opposite Tesco. Continue under the aqueduct bridge. At the top of Grimshaw Lane turn right into Jackson Lane. No 17 can be found elevated on the right hand side.

ACCOMMODATION

ENTRANCE HALL
Cloaks/boot area, deep built in cupboard housing combination gas fired central heating boiler, gas underfloor heating, oak staircase off.

LOUNGE 13' x 12'10
Log burning stove with slate hearth, engineered oak floor.

SUPERB L SHAPED LIVING/DINING/BREAKFAST KITCHEN 27'1 x 18'4
Comprising an excellent range of base, eye level and drawer units, porcelain sink with mixer tap, attractive working surfaces, integrated fridge, integrated freezer, integrated dishwasher, built in washing machine, built in electric oven and microwave over, centre island with cupboards and drawers below, gas hob with extractor hood over and inset light, solid oak work surface, attractive half tiled walls, tiled floor, two wall light points, bi-folding doors opening to the rear garden, gas underfloor heating.

STUDY 15'3 x 5'7
Cupboard housing electricity meter, engineered oak floor, panelled radiator, door to outside.

OAK STAIRCASE
Leading to the

FIRST FLOOR

LANDING
Built in cupboard, deep under stairs storage cupboard, bookcase, wall light point, engineered oak floor.

BEDROOM TWO 14'5 x 7'5
Comprising an excellent range of built in wardrobes, panelled radiator, engineered oak floor.

BEDROOM THREE 11'6 x 8'10
Built in wardrobes, panelled radiator, engineered oak floor.

BEDROOM FOUR 10' x 9'
Panelled radiator, engineered oak floor.

SHOWER ROOM
Comprising walk in shower enclosure, low level WC, pedestal wash hand basin with mixer tap, attractive tiled walls, chrome heated towel rail.

BATHROOM
Comprising Omnitub deep soaking bath, pedestal wash basin with mixer tap, low level WC, chrome heated towel rail, part tiled walls, tiled floor, skylight.

SECOND FLOOR
Accessed by oak staircase.

BEDROOM ONE 15' x 10'4
With extensive eaves storage, engineered oak floor, two skylights.

GARDENS
As previously mentioned.

SUBSTANTIAL GARDEN SHEDS

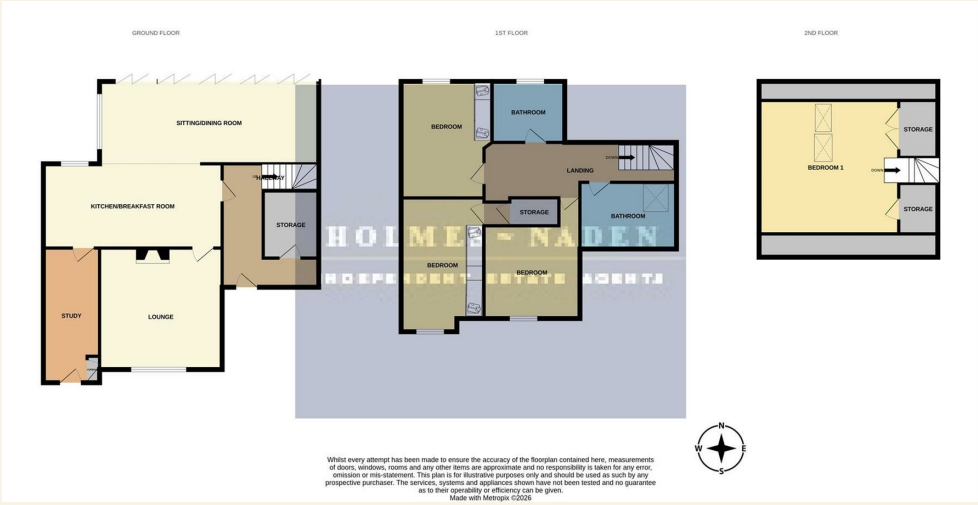
VEHICULAR ACCESS TO THE REAR
Should the prospective purchaser wish, off road parking could be created to the rear of the property.

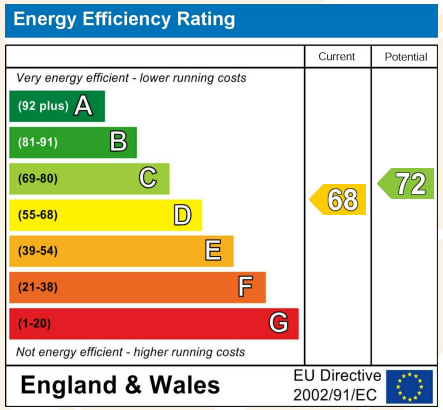
TENURE
We have been advised that the property is Freehold and free from chief rent. Interested purchasers should seek clarification of this from their solicitors.

POSSESSION
Vacant possession upon completion.

VIEWINGS
Strictly by appointment through the Agents.

COUNCIL TAX
BAND D





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THE DISPUTE SERVICE
NAEA National Association of Estate Agents
The Property Ombudsman

MISDESCRIPTIONS ACT 1967
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