



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

12, Lord Street, Bollington, SK10 5BN

A deceptively spacious stone 2 bed cottage occupying a scenic location. Delightful shared rear garden with views over open countryside,

Price Guide £185,000

Constructed of stone, this delightful mid-terraced cottage offers deceptively spacious accommodation.

The accommodation in brief comprises on the ground floor a lounge open to kitchen with a staircase leading down to a basement/sitting area. At first floor level there are two bedrooms and a bathroom.

The whole of the accommodation benefits from newly installed double glazed windows throughout an a gas fired central heating system with a recently replaced boiler has been installed.

Outside to the rear of the property there is a well maintained communal garden laid mainly down to lawn with well stocked borders and shrubs. There is also a small private patio area.

A special mention must be made to the views over the countryside.

There is a wide range of shopping, travel, educational and recreational facilities available in Bollington and nearby Macclesfield.

ACCOMMODATION

GROUND FLOOR

LOUNGE 12' x 13'

With stairs to first floor, built-in cupboard housing gas and electric meters, original beams, double radiator.

KITCHEN 12' x 6'

Fitted with a range of cream shaker style wall and base units with chrome handles and zebra wood laminate work surfaces incorporating a single drainer sink unit with mixer tap. Stainless steel integrated oven, new ceramic hob, extractor fan, new slim-line dishwasher,

integrated fridge freezer and under counter washing machine, tiled splash backs, continuation of the light wood laminate flooring and stable door to the rear elevation.

OCCASIONAL ROOM 13'1 x 12'1

With open fireplace incorporating an electric fire with timber mantel over, built-in cupboard, two wall light points, double radiator.

FIRST FLOOR

LANDING

Original beams, Loft access

BEDROOM 1 11'2 x 9'7

Full bank of fitted wardrobes, plus cupboard housing boiler, original beams, double radiator.

BEDROOM 2 8'5 x 6'2

Original beams with double radiator.

BATHROOM

Panelled bath with chrome shower over and glass and chrome shower screen, wall mounted sink unit with chrome mixer tap, low level toilet with chrome flush, original beams, double glazed window to rear elevation.

OUTSIDE

Small private patio area
Beautifully maintained communal gardens overlooking the countryside
Stile to farmland

GARDENS

As previously mentioned.

TENURE

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

POSSESSION

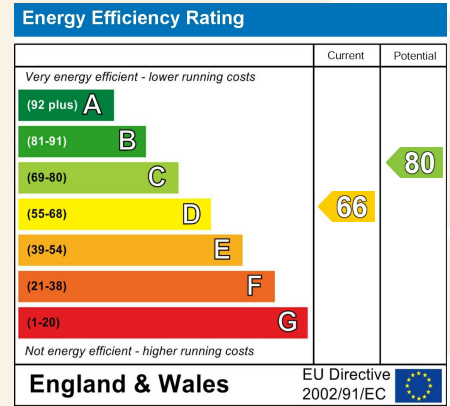
Vacant possession upon completion.

VIEWINGS

Strictly by appointment through the Agents.

COUNCIL TAX

BAND B



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