HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

7, Spinners Way,

Bollington, Cheshire, SK10 5HE

A well presented modern mews property occupying a quiet location close to local amenities with parking and private garden.

£265,000

Constructed of brick, the property offers the discerning purchaser a delightful mews property with well balanced accommodation ready for immediate occupation. The property is situated in a pleasant cul-de-sac location within easy walking distance of local amenities.

The accommodation comprises on the ground floor a canopy porch, entrance hall, lounge with doors to outside, kitchen. To the first floor the landing allows access to two bedrooms and a bathroom. To the front of the property the driveway provides ample off road parking for motor vehicles whilst to the rear the garden is laid mainly down to lawn with a gravelled area, pathway and paved patio area all of which is fully enclosed by fencing.

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 mile turning left into Princess Street. Turn right into Spinners Way where the property can be found on the left hand side.

ACCOMMODATION

GROUND FLOOR

CANOPY PORCH

ENTRANCE HALL
With radiator, under stairs storage.

LOUNGE 14'11 x 12'1
With radiator, stairs to first floor, double doors leading to rear garden.

KITCHEN 8'2 x 6'8
Comprising an excellent range of base, eye level cupboards and drawers, Formica working surfaces, one and a half stainless steel sink unit with mixer tap and drainer, part tiled walls, tiled floor, four ring gas hob with built in electric oven below and extractor fan over, plumbing for washing machine, space for fridge freezer, radiator.

FIRST FLOOR

LANDING
With radiator, access to loft which is boarded with pull down ladder.

BEDROOM ONE 12'1 x 10'11
With radiator.

BEDROOM TWO 12'2 x 6'9
With radiator.

BATHROOM
Comprising paneled bath with shower over and side glass panel, low level WC, pedestal wash hand basin, extractor fan, ceiling spot lights, airing cupboard housing hot water cylinder and shelving, part tiled walls, wood flooring.

OUTSIDE
Gardens as previously mentioned.

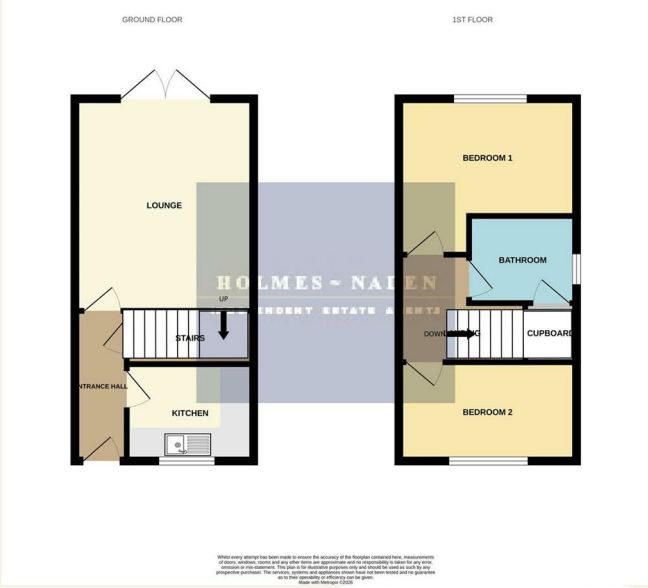
DRIVEWAY
Parking for motor vehicles.

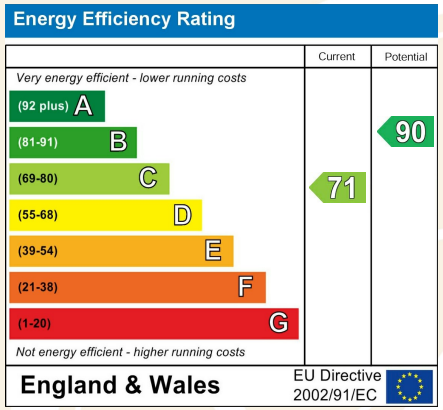
TENURE
We have been advised that the property is Leasehold. Interested purchasers should seek clarification of this from their Solicitors.
£75 pa is payable.

POSSESSION
Vacant possession upon completion.

VIEWINGS
Strictly by appointment through the Agents.

COUNCIL TAX
BAND C





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

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.