



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

54, Princess Street, Bollington, Cheshire, SK10 5HZ

A stunning renovated cottage located on a no through road adjacent to the Middlewood Way.

Guide Price £250,000

54 Princess Street is a stunning contemporary cottage which has been the subject of an extensive renovation over the last few years. On entering the property you are immediately welcomed by light and airy accommodation which in brief comprises on the ground floor superb open plan living space incorporating a high gloss fully fitted kitchen with built in appliances and breakfast bar. French doors lead to the rear garden. A modern oak open tread staircase with chrome spindles leads to the first floor where there are two good sized bedrooms both with fitted wardrobes and a central bathroom with a three piece suite. The whole of the accommodation benefits from uPVC double glazed windows.

Outside to the rear of the property there is an enclosed garden with a decked seating area and a good sized lawned area.

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 minutes and 30 minutes drive of the property.

Directions:

From our Bollington Office turn left out of High Street and proceed towards Macclesfield for approximately one mile turning left into Princess Street where number 54 can be found at the head of the road on the left hand side.

ACCOMMODATION

GROUND FLOOR

SUPERB OPEN PLAN LIVING SPACE 30'9 x 10'3

Living area with open tread oak staircase, excellent range of high gloss base, eye level and drawer units, built in electric oven, induction hob with extractor hood over, attractive working surfaces, stainless steel sink unit with mixer tap, attractive part tiled walls, radiator, dining area with French doors to outside.

FIRST FLOOR

LANDING

BEDROOM ONE 13'2 x 10'3

With radiator.

BEDROOM TWO 10'3 x 5'5

With radiator.

BATHROOM

Comprising panelled bath with shower over and glass side screen, vanity wash hand basin with cupboards below, low level WC, chrome wall mounted heated towel rail, attractive part tiled walls.

GARDENS

As previously mentioned.

TENURE

We have been advised that 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.

COUNCIL TAX

BAND B

VIEWINGS

Strictly by appointment through the Agents.



While every effort has been made to ensure the accuracy of the floor plan, measurements are approximate and no responsibility is taken for any error. The floor plan is intended for guidance purposes only, any decision to purchase should be based on inspection of the property. The floor plan is not to scale. The dimensions are approximate and are not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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

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