



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

6 Carterbench House, Clarence Road, Bollington, Macclesfield, Cheshire, SK10 5JZ

A second floor two bedroomed apartment forming part of a Grade II Listed mansion house enjoying far reaching views. CASH PURCHASERS ONLY.

Price £155,000

Constructed of stone, this substantial mansion house has been beautifully converted into prestigious apartments in the heart of Bollington village enjoying far reaching views.

The communal entrance hall with original staircases lead to the second floor where the private accommodation briefly comprises an entrance hall, open plan lounge/kitchen, two good sized bedrooms and a bathroom. Electric panel heaters have been installed.

Carterbench House enjoys well maintained gardens and private parking is provided.

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

Directions

From our Bollington Office proceed up High Street turning left into Palmerston Street. At the traffic lights bear right into Clarence Road then first right into the driveway of Carterbench House.

ACCOMMODATION

ENTRANCE HALL

With storage heater. Entry phone. Stairs to outside balcony.

OPEN PLAN LOUNGE 13'2" x 13'0"

With electric panel heater.

KITCHEN 15'0" x 5'0"

Comprising a range of base units, Formica working surfaces, one and a half bowl single drainer sink unit with mixer tap, built in electric oven and hob with extractor hood over, integrated dishwasher, integrated fridge, plumbing for washing machine, integrated freezer and Lino flooring.

INNER HALL

BEDROOM ONE 14'8" x 13'8"

With electric panel heater, views towards White Nancy.

BEDROOM TWO 11'0" x 10'3"

With deep built-in cupboard housing hot water cylinder, electric panel heater.

BATHROOM

Comprising: Panelled bath with glass side screen and shower over, pedestal wash hand basin, low level WC, part tiled walls, chrome heated towel rail, lino flooring.

OUTSIDE

DELIGHTFUL BALCONY

With paved patio.

COMMUNAL GARDENS

As previously mentioned.

PRIVATE PARKING

Space for two cars included.

MANAGEMENT CHARGE AND SERVICE CHARGE COMBINED

We have been advised that these charges are approximately £5000 pa.

TENURE

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

VIEWINGS

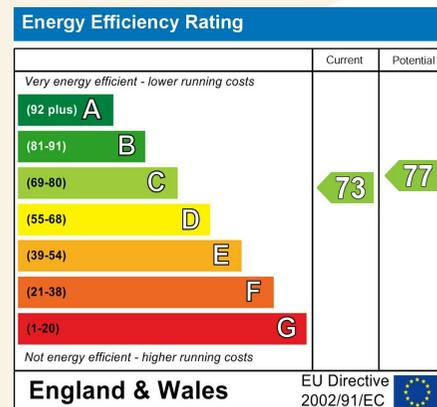
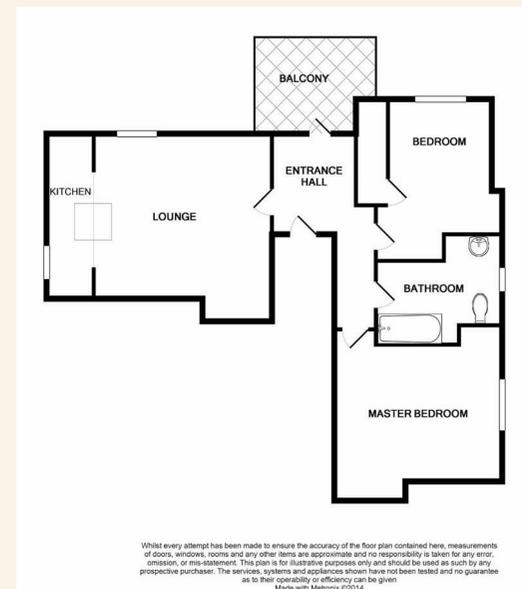
Strictly by appointment through the Agents.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

BAND D



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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