



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

111, Wellington Road, Bollington, Cheshire, SK10 5HT

A substantial stone period semi-detached property occupying a convenient location close to local amenities.

Asking Price £289,000

The sale of 111 Wellington Road offers the discerning purchaser the opportunity to acquire a recently renovated period property with rooms of pleasing proportions offering light and airy rooms throughout.

In brief the accommodation comprises on the ground floor entrance hall, lounge dining room and kitchen whilst at first floor level the landing allows access to two double bedrooms both of which benefit from en-suites. A gas fired central heating system has been installed augmented by double glazed windows throughout.

Outside to the rear of the property there is a private yard.

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 turn right up High Street and at the junction with Palmerston Street turn left. Continue through the village for approximately a mile where you will find the property on the right hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Large understairs storage cupboard, radiator.

LOUNGE 11'5 x 11'3

With radiator, open to:

DINING AREA 12'5 x 11'4

With radiator, attractive LVT flooring, staircase to first floor.

KITCHEN 11'7 x 8'1

Comprising a range of base, drawer and wall units, electric oven with electric hob and stainless steel extractor hood over, one and a half bowl stainless steel sink unit with mixer tap, integrated fridge freezer, integrated dishwasher, plumbing for washing machine, attractive LVT flooring, door to outside.

FIRST FLOOR

LANDING

BEDROOM ONE 15'8 x 11'3

With large walk in wardrobe, radiator.

EN-SUITE SHOWER ROOM

With walk in shower cubicle, low level WC, vanity wash hand basin with cupboard below and mixer tap, chrome heated towel rail, fully tiled walls and floor.

BEDROOM TWO 12'5 x 11'4

With radiator.

EN-SUITE SHOWER ROOM

With walk in shower cubicle, low level WC, vanity wash hand basin with cupboard below and mixer tap, chrome heated towel rail, storage cupboard, fully tiled walls and floor.

OUTSIDE

Gardens as previously mentioned.

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 C



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

MISDESCRIPTONS ACT 1967

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