



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# 9, Jackson Lane, Bollington, Cheshire, SK10 5BE

A beautifully situated larger than average stone period cottage. Extensive rear garden with stone paved driveway providing parking for two motor vehicles.

**£365,000**

This substantial stone terraced property is situated on the verge of Bollington and Kerridge with the added benefit of a larger than average rear garden and private stone paved driveway providing parking for two motor vehicles accessed via a track that runs along the back of the terraces from Grimshaw Lane.

The accommodation internally is light and airy and in brief comprises on the ground floor delightful lounge with wood burning stove, dining room with access to cellar and kitchen. At first floor level there are two bedrooms, study/dressing room and a recently installed luxury shower room. A gas fired central heating boiler has been installed.

Outside to the front of the property there is a cottage garden. Particular mention must be made of the westerly facing extensive rear garden enjoying abundantly stocked flower borders together with a paved patio and log store. A private stone paved driveway lies to the end of the garden.

There is a wide range of shopping, travel, educational and recreational facilities available in 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 proceed up High Street turning right into Chancery Lane. At the junction turn left into Jackson Lane and after a short distance the property will be found on the right hand side.

#### ACCOMMODATION

##### GROUND FLOOR

##### ENTRANCE PORCH

##### LOUNGE 14'4 x 11'3

With Hetas log burning stove inset stone hearth and mantel, engineered oak floor, two wall light points.

##### DINING ROOM 11'10 x 10'5

Attractive cast iron fireplace with stone hearth, engineered oak floor, built in cupboards, door to cellar, stairs to first floor.

##### KITCHEN 10'2 x 5'9

Comprising base, drawer and wall units, attractive working surfaces, stainless steel sink unit with mixer tap, gas cooker with four ring hob and extractor hood over, plumbing for washing machine.

##### CELLAR 7'10 x 6'8

With electric light and power.

##### FIRST FLOOR

##### LANDING

Access to loft with light and power.

##### BEDROOM ONE 13'7 x 11'4

With radiator, views over the open countryside.

##### BEDROOM TWO 11'10 x 11'

With radiator, views over the rear garden, open to:

##### STUDY/DRESSING ROOM 10' x 5'10

With cupboard housing combination gas fired boiler.

##### SHOWER ROOM

Comprising double shower enclosure with glass side screen, low level WC, vanity wash hand basin with cupboards below, attractive tiled walls, wall mounted heated towel rail, built in cupboards.

**OUTSIDE**

Gardens as previously mentioned.

**TENURE**

We have been advised that the property is Leasehold with a nominal ground rent and the parking 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

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

**MISDESCRIPTIONS ACT 1967**

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