



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# 110, South West Avenue, Bollington, Cheshire, SK10 5DS

A superbly presented, 5 bedroomed, detached family property ready for immediate occupation. Delightful gardens. Double Garage.

## Asking Price £595,000

Constructed of brick, this substantial detached family property offers the discerning purchaser a rare opportunity to acquire an immaculately presented, 5 bedroomed home, occupying a sought after location within a short distance of local amenities.

The accommodation comprises on the ground floor entrance porch, entrance hall, lounge, family room/dining kitchen, utility room, study/2nd sitting room and downstairs WC. At first floor level the landing allows access to the main bedroom with an en-suite shower room and dressing room, four further bedrooms and a family bathroom. The whole of the accommodation is warmed by gas fired central heating and also benefits from uPVC double glazed windows throughout.

Outside there is an attractive, good sized garden laid mainly to lawn with raised flower beds, with a decked seating area and garden shed. The patio is laid with Indian stone and double outdoor socket. To the side is an outdoor tap and door to the garage. The driveway at the front of the property allows ample hardstanding for motor vehicles and access to the integral double garage. There is also a WIFI enabled electric car charging point with tethered cable. The low maintenance front garden features several shrubs and flowers.

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.

### ACCOMMODATION

#### GROUND FLOOR

##### ENTRANCE HALLWAY

Attractive staircase off, deep under stairs storage cupboard, double radiator, part tiled flooring at porch area.

##### KITCHEN/DINING/FAMILY ROOM 22' x 10'4

Recently refitted with an excellent range of base, eye level and deep drawer units, quartz worktops, one and a half bowl stainless steel sink unit with mixer tap, 5 ring gas on glass hob with angled glass cooker hood over, double integral oven with grill, full sized integral fridge, full sized integral freezer, integral dishwasher, under unit lighting, attractive laminate flooring, breakfast bar, double radiator to dining area and patio doors to outside.

##### UTILITY ROOM 5' x 8'

Range of base, eye level and drawer units, plumbing for washing machine, space for dryer, circular sink bowl with mixer tap, door to outside.

##### LOUNGE 11'7 x 17'8

Portuguese limestone fireplace with mantle and hearth incorporating a living flame gas fire, double radiator.

##### STUDY/2ND SITTING ROOM 11'2 x 7'9

Double radiator. Currently used as a home office, but could also be used as a dining room, play room or second sitting room.

##### DOWNSTAIRS WC

Ceramic tiled floor, low level WC, wash hand basin with mixer tap and cupboards under.

#### FIRST FLOOR

##### LANDING

Access to part boarded loft with ladder and power. Storage cupboard. Feature Velux window.

##### BEDROOM ONE 15'4 x 13'3

Double radiator. Door to dressing room with access to boarded storage area. Door to en-suite.

##### EN-SUITE SHOWER ROOM

Comprising large shower cubicle with Grohe mixer, vanity wash hand basin with cupboards below and illuminated mirror above, low level WC, ceramic tiles, chrome towel radiator.

##### BEDROOM TWO 14'2 x 10'6

Spacious fitted mirrored wardrobes along one wall, double radiator.

##### BEDROOM THREE 9'6 x 9'11

Fitted wardrobes, radiator.

##### BEDROOM FOUR 7'9 x 10'9

Fitted wardrobes, double radiator.



### BEDROOM FIVE 11'2 x 6'4

Radiator

### FAMILY BATHROOM

Recently fitted bathroom suite comprising P-shaped bath with Grohe mixer shower over, vanity wash hand basin with cupboards under, illuminated mirror, attractive ceramic tiles to walls and floor, chrome towel radiator.

### OUTSIDE

### GARDENS

As previously mentioned.

### DOUBLE GARAGE

With powered up and over door, power and light, Bosch CH boiler.

### GARDEN SHED

With power and light.

### TENURE

We have been advised that the property is Freehold. 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 E

### PRESTBURY OFFICE:

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



### MISDESCRIPTIONS ACT 1967

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