

HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

4 High Court, High Street,

Bollington, Cheshire, SK10 5PF

A beautifully light & spacious, stone fronted, three bedroom property with outstanding views, presented to the highest of standards.

Guide Price £325,000

This beautifully situated stone fronted property offers the discerning purchaser a delightful light and spacious home with stunning decor. It is presented to a very high standard.

The accommodation briefly comprises on the ground floor, entrance porch, recently refitted kitchen with built-in appliances, lounge with attractive feature fireplace and doors leading to the conservatory. To the first floor the landing allows access to three bedrooms and a bathroom. A gas fired central heating system has been installed, augmented by uPVC double glazing. The front part of the roof and the gutters have recently been replaced.

Positioned around landscaped gardens with a private parking forecourt, High Court is a small development of natural stone fronted dwellings, which are set back from High Street in an elevated position. The property enjoys outstanding views to the front across the village and to the Peak Park beyond.

The property stands in the top corner of the Court, with a very pleasant south facing terraced garden with well stocked borders, shrubs and patio areas designed for low maintenance and maximum enjoyment. Views from the rear look out towards the countryside and the local landmark White Nancy. There is designated off road parking provided within the car park for the residents of High Court.

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, Intercity rail travel to London and Manchester International Airport are all within 30 minutes drive of the property.

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH
With tiled floor.

DINING KITCHEN 17'5 x 8'10
Comprising an excellent range of base, eye level and drawer units, attractive working surface, stainless steel sink unit with mixer tap, built-in Zanussi self clean electric oven with four ring hob and extractor hood over, integrated fridge freezer, built-in washing machine, telephone point, double radiator , attractive tiled floor, stunning views over Bollington, oak door.

LOUNGE 17'5 x 12'6
With attractive fireplace with Limestone surround and log effect gas fire, under-stairs cupboard, television point, 2 radiators , views over rear garden, oak floor, oak door.

CONSERVATORY 9'11 x 8'11
With Guardian warm roof, column radiator, attractive tiled floor, views over rear garden.

FIRST FLOOR

LANDING
With airing cupboard housing Worcester combination style central heating boiler which was installed seven years ago.

BEDROOM ONE 11'7 x 11'5
With an excellent range of fitted wardrobes, views over Bollington, radiator.

BEDROOM TWO 9'11 x 8'10
With radiator in cabinet, views towards White Nancy.

BEDROOM THREE 8'3 x 7'0
With built-in cupboard and corner desk unit, radiator , views towards White Nancy.

BATHROOM
Comprising modern white suite with panelled bath, overhead Thermostatic shower, pedestal wash hand basin, low level WC, tiled floor, chrome heated towel rail.

OUTSIDE
Gardens as previously mentioned.

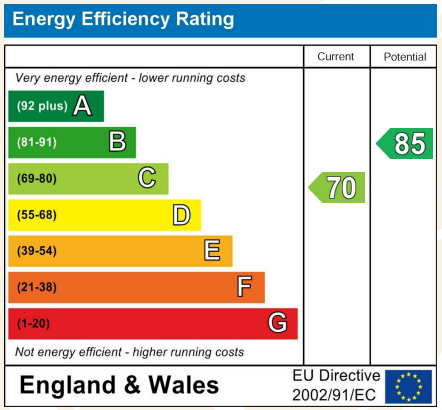
COUNCIL TAX
BAND C

TENURE
We have been advised that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

VIEWINGS
Strictly by appointment through the Agents.

POSSESSION
Vacant possession upon completion.





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