HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

25, Waterwheel Way,

Bollington, Cheshire, SK10 5DJ

A substantial family detached property occupying an enviable location with private south facing rear garden, garage and driveway with parking for three/four motor vehicles. NO ONWARD CHAIN.

Guide Price £585,000

Constructed by Bellway Homes, this well appointed family detached property forms part of an exclusive development and enjoys an enviable location at the head of a cul-de-sac.

The accommodation internally is light and airy throughout and briefly comprises on the ground floor entrance hall, cloakroom, family room, lounge and breakfast kitchen. At first floor level the landing allows access to a principal bedroom with en-suite shower room, three further good sized bedrooms and a family bathroom. The whole of the accommodation is warmed by a gas fired central heating system augmented by double glazed units throughout.

Outside the front the property is accessed by a large tarmacadam driveway with parking for three to four motor vehicles which in turn leads to the attached garage.
To the rear of the property the gardens are south facing and enjoy a stone paved patio, lawn and abundantly stocked flower borders. The gardens enjoy a good degree of privacy.

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 minutes and 30 minutes drive of the property.

Directions:
From our Bollington Office proceed up High Street turning left into Palmerston Street. Proceed in the direction of Macclesfield. continue under the aqueduct bridge and after a short distance turn right just past the CO-OP into the Waterhouse Development. Take the first turning left into Waterwheel way and continue for a short distance where the property can be found at the head of the cul-de-sac.

ACCOMMODATION

ENTRANCE HALL
Under stairs storage cupboard, staircase off, double radiator.

CLOAKROOM
Comprising low level WC, pedestal wash hand basin with mixer tap, half tiled walls, double radiator.

FAMILY ROOM 12' x 10'8
Bay window, double radiator.

LOUNGE 16'5 x 14'2
One single and one double radiator, French doors to outside.

BREAKFAST KITCHEN 16'10 x 11'10
Comprising an excellent range of base, eye level and drawer units, granite working surfaces, one and a half bowl stainless steel sink unit with mixer tap, built in dishwasher, built in washing machine, four ring gas hob with extractor hood over, integrated fridge freezer, built in double oven, cupboard housing gas fired central heating boiler, double radiator, French doors to outside.

FIRST FLOOR

LANDING
Access to loft, airing cupboard with shelving, double radiator.

PRINCIPAL BEDROOM 12'9 x 11'2
Comprising an excellent range of fitted wardrobes, double radiator.

EN-SUITE SHOWER ROOM
Comprising shower cubicle, low level WC, pedestal wash hand basin with mixer tap, part tiled walls, chrome heated towel rail.

BEDROOM TWO 14' x 11'
Double radiator.

BEDROOM THREE 17'6 x 8'7
Cupboard housing water tank, double radiator.

BEDROOM FOUR 14'4 x 8'7
Double radiator.

FAMILY BATHROOM 10'5 x 7'8
Comprising panelled bath with shower attachment, pedestal wash hand basin, low level WC, shower enclosure, part tiled walls, chrome heated towel rail.

OUTSIDE
Gardens as previously mentioned.

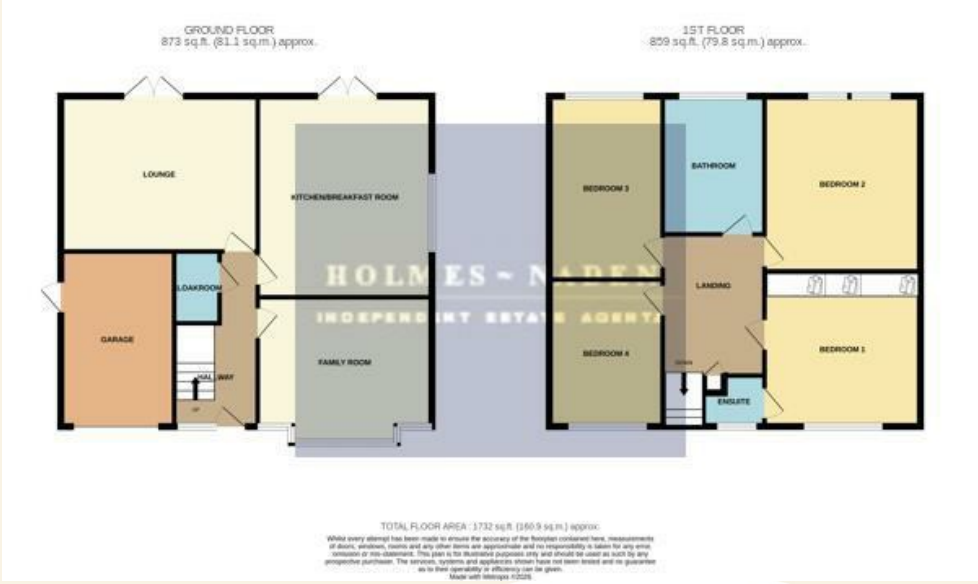
ATTACHED SINGLE GARAGE
With up and over door, electric light and power.

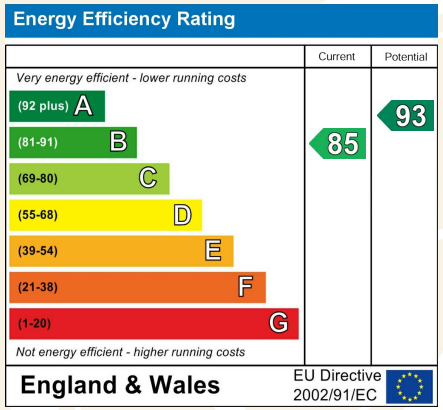
TENURE
We have been advised that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

VIEWINGS
Strictly by appointment through the Agents.

POSSESSION
Vacant possession upon completion.

COUNCIL TAX
BAND F





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THE DISPUTE SERVICE
NAEA National Association of Estate Agents
The Property Ombudsman

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