



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

19, Hawthorn Road, Bollington, Cheshire, SK10 5JN

Forming part of an exclusive development this magnificent four bedroomed three storey link detached house offers the discerning purchaser a fabulous family home occupying a convenient location with beautifully landscaped gardens.

Guide Price £595,000

19 Hawthorn road is a superb four bedroom three storey link detached house which is located in a sought after area with access to the canal and Middlewood Way.

In recent years the property has been reconfigured internally on the ground floor and now provides open plan contemporary living space comprising lounge, dining room and a stunning luxury kitchen bespoke made by Simply Kitchens of Yorkshire. At the first floor the landing allows access to a principle bedroom with dressing area and en-suite shower room, two further bedrooms and a family bathroom. At second floor level there is a spacious guest suite comprising a bedroom and en-suite shower room. Brand new windows have been installed throughout together with column radiators and the property is warmed by a gas fired central heating system.

Outside to the front of the property there is a driveway with parking for two motor vehicles, which in turn leads to the double garage. To the rear of the property the gardens are worthy of particular mention and have been beautifully landscaped to incorporate two paved seating areas, abundantly stocked raised flower borders, gravelled pathway leads to a sheltered area housing garden shed and bin stores. A feature stone wall encloses the garden and a high degree of privacy is enjoyed.

We would strongly recommend an internal inspection of this beautifully presented family home in order to appreciate the fine merits it has to offer.

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 HALL

With deep under stairs storage cupboard, engineered oak floor, staircase off, radiator.

CLOAKROOM

Comprising pedestal wash hand basin, low level WC, part tiled walls, Xpelair air extractor fan, double radiator.

LOUNGE 17' x 11'

Fireplace incorporating electric fire, granite hearth and oak mantel over, French doors to outside, engineered oak floor, open to

SUPERB L SHAPED DINING ROOM/KITCHEN 21'2 x 17'10 overall

A stunning bespoke kitchen by Simply Kitchens of Yorkshire comprising an excellent range of base, eye level and deep drawer units, inset sink unit with mixer tap, two built in electric ovens, AEG five ring halogen hob with AEG extractor hood over, space for fridge freezer, double larder unit, engineered oak floor, two sets of French doors to outside, column radiator.

UTILITY ROOM 7' x 6'7 overall

With stainless steel sink unit with cupboard below, plumbing for washing machine, space for dryer, Formica working surfaces, space for fridge, double radiator.

FIRST FLOOR

LANDING

With built in storage cupboard, double radiator.

PRINCIPLE BEDROOM 21' x 10'10

Double radiator, open to

DRESSING AREA

With floor to ceiling built in wardrobes.

EN-SUITE SHOWER ROOM

Comprising double shower cubicle, vanity wash hand basin, low level WC, attractive tiled floor, chrome heated towel rail, part tiled walls.

BEDROOM TWO 16'9 x 11'6

Windows to two elevations, double radiator.

BEDROOM THREE 11'5 x 6'10

Radiator.

FAMILY BATHROOM

Comprising panelled bath, vanity wash hand basin, low level WC, part tiled walls, attractive tiled floor, chrome heated towel rail.

SECOND FLOOR

GUEST SUITE

Comprising :

BEDROOM 24'9 x 16'3 overall

With three skylights, two double radiators.

EN-SUITE

Comprising shower cubicle, wash hand basin, low level WC, Xpelair extractor fan, skylight, attractive tiled floor, part tiled walls, double radiator.

OUTSIDE

Gardens as previously mentioned.

DOUBLE GARAGE

With up and over doors, electric light and power, extensive loft space above.

GARDEN SHED

TENURE

Share of the freehold.

POSSESSION

Vacant possession upon completion.

VIEWINGS

Strictly by appointment through the Agents.

COUNCIL TAX

BAND F

PRESTBURY OFFICE:

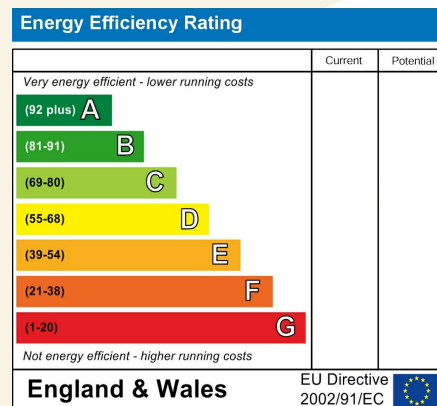
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