HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

51, Kingsway,

Bollington, Cheshire, SK10 5EU

A deceptively spacious stone property with large rear garden enjoying a convenient location. NO ONWARD CHAIN

Asking Price £250,000

Constructed of stone this substantial property offers the discerning purchaser the opportunity to acquire a property occupying a pleasant location close to local amenities.

The accommodation briefly comprises on the ground floor entrance hall, lounge, breakfast kitchen, rear hall, cloakroom. At first floor level the landing allows access to two bedrooms and a bathroom. The whole of the accommodation benefits from a gas fired central heating system.

Outside the property is situated well back from Kingsway enjoying an enclosed garden to the front with stocked borders and shrubs. The rear garden compliments the property suitably being of a good size being laid down to lawn with numerous flowers and shrubs all of which is fully enclosed.

There is a wide range of shopping, travel, educational and recreational facilities are 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 and 30 minutes drive of the property.

Directions:
From our Bollington Office proceed towards Macclesfield for approximately one and a half miles turning left into Kingsway just by Bollington Cross Primary School. Take the first turning right into the continuation of Kingsway where the property can be found on the right hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL
Staircase off.

LOUNGE 14'5 x 10'7
Fireplace with stone mantel and hearth, TV ariel point, understairs storage cupboard, double radiator.

KITCHEN 14'6 x 7'4
Comprising an excellent range of base, eye level and drawer units, one and a half bowl single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, electric double oven, five ring gas hob with extractor hood over, deep understairs storage cupboard, tiled floor, single radiator.

REAR HALL
Door to outside.

CLOAKROOM
With low level WC, pedestal wash hand basin.

FIRST FLOOR

LANDING

BEDROOM ONE 14'1 x 10'3 plus recess
Single radiator.

BEDROOM TWO 10'7 x 8'7
Single radiator.

BATHROOM
Comprising panelled bath with shower over and glass side screen, low level WC, pedestal wash hand basin, single radiator, part tiled walls.

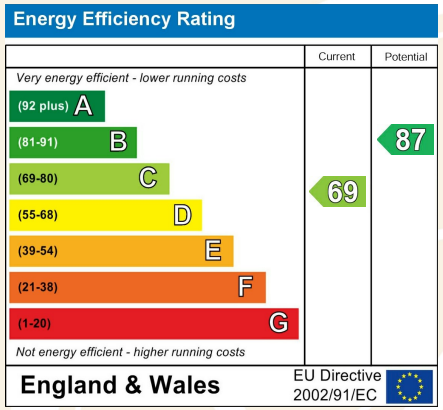
OUTSIDE
Gardens as previously mentioned.

TENURE
We have been advised that the property 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 B



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