



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

25, Ashbrook Road, Bollington, Cheshire, SK10 5LF

A substantial and versatile family detached property occupying a convenient location.

Guide Price £500,000

Constructed of brick, this substantial detached family property offers the discerning purchaser the opportunity to acquire a versatile home within walking distance of Bollington Town Centre.

The accommodation briefly comprises on the ground floor entrance porch, entrance hall, dining room and shower room. A staircase leads to the lower ground floor which comprises a good sized lounge, kitchen, utility room and rear porch. At first floor level the landing allows access to four bedrooms and a family bathroom.

The whole of the accommodation is warmed by a gas fired central heating system.

Outside the property is situated well back off Ashbrook Road and is approached by a tarmac driveway allowing ample hardstanding for motor vehicles and easy access to the garage. To the rear of the property the gardens are laid out for ease of maintenance and comprise a lawned area with abundantly stocked flower borders, stone pathways and a patio.

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 and 30 minutes drive of the property with the Peak district National Park within easy reach.

Directions:

From our Bollington Office proceed towards Macclesfield for approximately one mile bearing right into Ashbrook Road where the property can be found at the end of the cul-de-sac on the right hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

ENTRANCE HALL

With built in cloaks cupboard, staircases allowing access to the lower floor and first floor levels.

DINING ROOM 16'8 x 13.3

With double radiator, three wall light points.

SHOWER ROOM 7'7 x 5'8

Comprising shower cubicle, WC, pedestal wash hand basin, chrome heated towel rail, part tiled walls, wall mounted medicine cabinet.

LOWER GROUND FLOOR

Built in storage cupboard.

LOUNGE 16'10 x 14'0

With stone fireplace incorporating living flame gas fire, two double radiators.

KITCHEN 12'10 x 10'2

With an excellent range of base, eye level and drawer units, Formica working surface, one and a half stainless steel single drainer sink unit with mixer tap, built in double electric BOSH oven, BOSH four ring gas hob with extractor hood over, double radiator, two wall light points.

UTILITY ROOM 11'7 x 7'3

With base and wall mounted units, double drainer stainless steel sink unit with mixer tap, plumbing for washing machine, plumbing for dishwasher, half tiled walls, double radiator.

REAR PORCH

With access to outside.

FIRST FLOOR

LANDING

Built in airing cupboard, double radiator.

BEDROOM ONE 14'1 x 11'

Built in wardrobes, single radiator.

BEDROOM TWO 11' x 10'9

Built in wardrobes, single radiator.

BEDROOM THREE 10'10 x 6'

With built in cupboard, single radiator.

BEDROOM FOUR 10'10 x 6'5

With single radiator.

BATHROOM 8' x 5'6

Comprising panelled bath, pedestal wash hand basin with mixer tap, WC, fully tiled walls, double radiator.

OUTSIDE

Gardens as previously mentioned.

SINGLE GARAGE

With up and over door.

TENURE

We have been advised that the property is Freehold and free from chief rent. Interested purchasers should seek confirmation of this from their solicitors.

VIEWINGS

Strictly by appointment through the Agents.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

BAND E

PRESTBURY OFFICE:

THE VILLAGE,
PRESTBURY,
CHESHIRE SK10 4DG

TELEPHONE: 01625 828254

FACSIMILE: 01625 820019

HEAD OFFICE:

16 HIGH STREET,
BOLLINGTON,
MACCLESFIELD,
CHESHIRE, SK10 5PH
TELEPHONE: 01625 560535
FACSIMILE: 01625 574445

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	72
(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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