



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

32, Crossfield Road, Bollington, Cheshire, SK10 5EA

Tastefully refurbished 3 bed bungalow with delightful private garden and driveway with ample off road parking.

£425,000

This property has all the convenience of a bungalow with private garden and parking, along with all the charm of a tasteful and contemporary refurbishment.

A welcoming hallway leads into a delightful open plan space with kitchen, dining and living room areas and a patio door providing views of the lovely garden. Attractive wood effect tiled flooring runs throughout this space. The shaker style kitchen has a range of base units with quartz worktops, integral dishwasher, space for a range cooker and space for a large fridge/freezer. A separate utility room provides plumbing for a washing machine. The bungalow has three double bedrooms, one with an en-suite, one next to the family bathroom and the third with a potential room for an en-suite or dressing room. The attractive rear garden is laid mainly to lawn with shrubs and flowers in the borders and has two patio areas. The garden is fully enclosed and also has a garden pod which is currently used as an office. The property benefits from uPVC double glazed window units and doors and a gas fired central heating system with new boiler and thermostatic controlled radiators.

ACCOMMODATION

ENTRANCE HALL 7'9 x 4'4

Attractive uPVC double glazed front door, LED downlights, stylish tiled wood effect floor, column radiator, fitted bookshelves. Opening to kitchen.

KITCHEN 11'6 x 13'

Comprising an excellent range of base units, this shaker style kitchen has quartz tops and style. With integrated dishwasher, inset sink with mixer tap, space for range stove and space for large fridge freezer. Continuation of attractive tiled flooring and open to lounge and dining area.

LOUNGE/DINING ROOM 11'8 x 16'3

Attractive uPVC double glazed sliding patio doors offering access to, and lovely views of, the garden. Stylish panelled wall, two light points, column radiator.

UTILITY ROOM 5'8 x 4'8

Plumbing for washing machine and space for tumble dryer, drainage for sink if required, tiled floor, back door to garden.

BEDROOM ONE 15'8 reducing to 10'1 x 9'6

Herringbone oak flooring, column radiator, uPVC double glazed sliding patio doors to garden.

EN-SUITE 6'3 x 5'4

Shower cubicle with rainfall shower and handheld shower attachment, vanity wash hand basin with chrome mixer tap and cupboards below, low level WC, heated towel rail, part tiled walls.

BEDROOM TWO 11'8" x 13'6"

Double radiator, laminate flooring. Door to storage room.

STORAGE ROOM

Potential to convert to en-suite shower room.

PANNELLED INNER HALL 6'6 x 2'6

Continuation of attractive, tiled, wood effect flooring, panelled wall, access to loft with pull-down ladder. Loft is partially boarded with power and has new boiler within.

FAMILY BATHROOM 6'5 x 5'3

Mosaic ceramic tiled flooring, vanity wash hand basin with cupboards below, panelled bath with shower over and glass screen, heated towel rail.

BEDROOM THREE 9'9 x 9'9

Column radiator.

OUTSIDE

DRIVEWAY

Attractive gravelled driveway with off road parking for three motor vehicles.

GARDEN

As previously mentioned, mainly laid to lawn with borders containing shrubs and flowers, paved patio area, timber fencing. Outside hot and cold water taps and external power points.

GARDEN POD/OFFICE

Electric light and power.

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.

VIEWINGS

Strictly by appointment through the Agents.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

BAND D



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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