



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

42, Barnfield Road, Bollington, Cheshire, SK10 5DZ

A stylish recently renovated semi-detached home occupying a sought after location with good sized rear garden and parking for three motor vehicles.

Guide Price £495,000

This deceptively spacious family property has been the subject of a superb renovation programme in recent months. On entering the property you are immediately welcomed by the light and airy modern and practical accommodation which in brief comprises on the ground floor entrance hall, study/family room, lounge with bay window, superb dining kitchen with built in appliances and French doors leading out to the rear garden, utility room and cloakroom/WC. At first floor level the landing allows access to master bedroom with en-suite shower room, three further good sized bedrooms and a family bathroom. The whole of the accommodation is warmed by a new gas fired Baxi combination central heating boiler augmented by uPVC double glazed windows and doors throughout. The property has also had a new roof.

Outside to the front of the property there is a gravelled driveway with parking for three motor vehicles. To the rear the gardens are of a good size and are laid mainly to lawn with raised flower beds, paved patio and a gravelled area to the rear of the garden which could form an additional seating area or space for a summer house/studio.

We would strongly recommend an internal inspection of this delightful property in order to fully appreciate the fine merits it has to offer.

There is a wide range of shopping, travel, educational and recreational facilities available in 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 up High Street to the junction with Palmerston Street. Turn left in the direction of Macclesfield for approximately one and a half miles turning left into South West Avenue. Take the first turning right into East Avenue and then left into Barnfield Road. Continue along for a short distance where the property can be found towards the end of the road on the left hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

With staircase off.

STUDY/FAMILY ROOM 8'9 x 7'5

Cupboard housing gas and electricity meters, double radiator.

LOUNGE 14'2 x 12'1

Bay window, double radiator.

SUPERB KITCHEN/DINING AREA 24'2 x 10'8

Comprising an excellent range of base, eye level and drawer units, integrated fridge freezer, integrated dishwasher, built in electric oven with four ring induction hob and extractor hood over, one and a half bowl stainless steel sink unit with mixer tap, deep under stairs storage cupboard, double radiator, attractive LVT floor, French doors to outside.

UTILITY ROOM 6'2 x 5'9

With base units, plumbing for washing machine, space for dryer, cupboard housing Baxi combination gas fired central heating boiler, LVT flooring.

CLOAKROOM

Comprising low level WC, vanity wash hand basin with cupboard below and mixer tap, LVT flooring.

FIRST FLOOR

LANDING

With boarded and insulated loft.

BEDROOM ONE 12'3 x 12'

Double radiator.

EN-SUITE SHOWER ROOM 6' x 4'

Shower cubicle, low level WC, vanity wash hand basin with cupboard below and mixer tap, chrome heated towel rail, attractive tiled walls and floor,

BEDROOM TWO 12' x 9'

Single radiator.

BEDROOM THREE 9'10 x 8'10

Single radiator.

BEDROOM FOUR 9' x 7'

Double radiator.

BATHROOM

Comprising panelled bath with shower over and glass side screen, low level WC, vanity wash hand basin with cupboard below and mixer tap, chrome heated towel rail, attractive tiled walls and floor,

OUTSIDE

Gardens as previously mentioned.

PARKING FOR THREE MOTOR VEHICLES**COUNCIL TAX**

BAND D

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.


PRESTBURY OFFICE:

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

**MISDESCRIPTIONS ACT 1967**

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