



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

Willow House, 10, Ingersley Vale, Bollington, SK10 5BP

An attractive 3 bedroom 2 bathroom stone detached property occupying a sought after location with stunning views towards the Mill Pond and White Nancy. Off road parking for two motor vehicles.

Guide Price £475,000

Constructed by Gustav Bonnier, Willow House is a stone detached property, with versatile accommodation featuring contemporary open plan living spaces with quality fixtures and fittings throughout.

In brief the accommodation comprises on the ground floor entrance hall, cloakroom, lounge, superb open plan kitchen / dining / living area with Bi-folding doors leading to the rear garden. At first floor level the landing allows access to a master bedroom with en-suite, two further good sized bedrooms and a family bathroom.

The property benefits from double glazed windows, augmented by a gas fired central heating system.

Externally the property features a private rear garden which is tiered, the bottom being paved for ease of maintenance, with a staircase leading to a raised lawned area. In addition there is off road parking and an electric parking point.

There is a wide range of shopping, travel, entertainment and educational facilities available in Bollington and nearby Macclesfield.

Directions :

From our Bollington Office proceed out of High Street turning right into Palmerston Street. Continue for a short distance upon reaching the mini roundabout, take the fourth exit into Church Street. Continue down Church Street turning left into Ingersley Vale where Willow House can be found on the left hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Deep under stairs storage cupboard, double radiator.

CLOAKROOM

Comprising low level WC, vanity wash hand basin with cupboard below, heated towel rail, tiled floor and half tiled walls, Expel air extractor fan.

LOUNGE 16'5 x 16'3

Double radiator.

OPEN PLAN KITCHEN/ DINING/ LIVING AREA 22' x 16'5

Comprising an excellent range of base, eye level and drawer units, attractive working surface, integrated fridge freezer, integrated dishwasher, induction hob with extractor hood over, built in washer and built in dryer, built in microwave, built in electric oven, integrated wine fridge, attractive tiled floor, Bi-Folding doors to rear garden.

FIRST FLOOR

LANDING

Deep built in linen cupboard housing Worcester wall mounted boiler.

BEDROOM 1 L SHAPED 14'5 x 11'3 + 5'11 x 3'10

Double radiator.

EN-SUITE SHOWER ROOM

With walk in shower, vanity wash hand basin with drawers below, low level WC, heated towel rail, part tiled walls and tiled floor.

BEDROOM 2 16'5 x 11'2

Double radiator.

BEDROOM 3 9'10 x 8'7

Double radiator.

FAMILY BATHROOM

Comprising panelled bath with shower over, glass side screen, low level WC, vanity wash hand basin, heated towel rail, tiled floor and walls.

OUTSIDE

Gardens as previously mentioned.

BIKE STORE**OUTSIDE WATER TAP****TENURE**

We have been advised that the property is Freehold.

POSSESSION

Vacant possession upon completion.

VIEWINGS

Strictly by appointment through the Agents.

COINCIL TAX

BAND E

PRESTBURY OFFICE:

THE VILLAGE,
PRESTBURY,
CHESHIRE SK10 4DG

TELEPHONE: 01625 828254

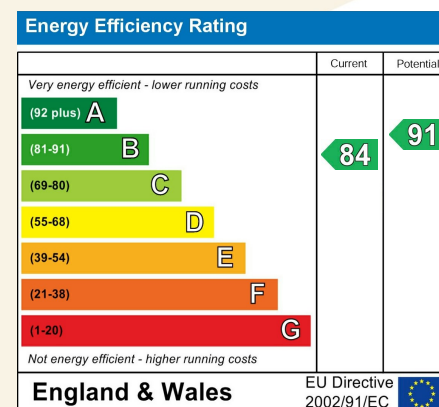
FACSIMILE: 01625 820019

HEAD OFFICE:

16 HIGH STREET,
BOLLINGTON,
MACCLESFIELD,
CHESHIRE, SK10 5PH

TELEPHONE: 01625 560535

FACSIMILE: 01625 574445

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