



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

2, Swanscoe Avenue, Bollington, Cheshire, SK10 5NF

A substantial stone constructed semi detached house with extensive gardens and off road parking.

Guide Price £325,000

Constructed of stone this substantial semi detached property offers the discerning purchaser a well located home standing on a good sized plot.

The accommodation briefly comprises on the ground floor an entrance hall, lounge, breakfast kitchen, shower room. At first floor level the landing allows access to three good sized bedrooms. uPVC double glazed windows have been installed throughout augmented by a gas fired central heating system.

Particular mention must be made of the good sized plot which has a southerly aspect and comprises large lawned area all of which are fully enclosed. The tarmacadam driveway runs to the side of the property providing parking for motor vehicles.

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.

Direction:

From our Bollington Office proceed towards Macclesfield for approximately one mile. Turn left into Grimshaw Lane opposite Tesco and continue through the traffic lights at the aqueduct bridge turning first right into Greenfield Road. Continue along Greenfield Road turning left into Swanscoe Avenue where number 2 can be found on the right hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Single radiator, staircase off, understairs storage cupboard.

BREAKFAST KITCHEN 13'7 x 8'4

Comprising a range of base, eye level and drawer units, Formica working surface,

stainless steel sink unit with mixer tap, electric cooker point, plumbing for washing machine, wall mounted gas fired central heating boiler, radiator, door to outside.

LOUNGE 15'1 x 12'3

Stone fireplace with stone plinth, windows to two elevations, two double radiators.

SHOWER ROOM

Comprising shower cubicle, low level WC, vanity wash hand basin with cupboards below and mirror over with halogen lights, fully tiled walls, two radiators.

FIRST FLOOR

LANDING

Access to loft, deep built in cupboards.

BEDROOM ONE 13'3 x 11'10

Windows to two elevations, double radiator.

BEDROOM TWO 11' x 8'7

Built in cupboard, radiator.

BEDROOM THREE 9'8 x 7' plus recess

Double radiator.

OUTSIDE

Gardens as previously mentioned.

DRIVEWAY

With parking for four motor vehicles.

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

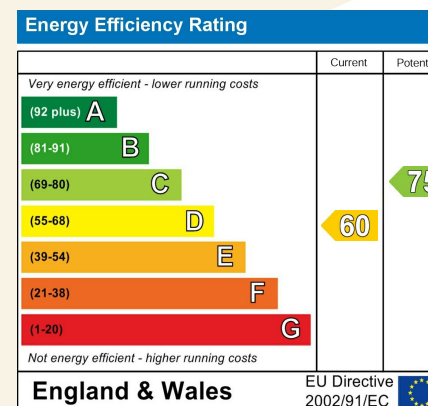
Strictly by appointment through the Agents.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

BAND B



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MISDESCRIPTONS ACT 1967

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