



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

28, Spinners Way, Bollington, Cheshire, SK10 5HE

A beautifully situated three bedroom mews property presented to a high standard. Delightful views to the rear onto open countryside with south facing garden and garage.

Guide Price £365,000

Constructed of brick, this impressive mews property offers the discerning purchaser a fabulous home occupying a cul-de-sac location backing onto open countryside. In recent years the property has been tastefully updated.

The accommodation briefly comprises on the ground floor an entrance hall, 14ft lounge opening through to a conservatory and a delightful breakfast kitchen with built in appliances. To the first floor the landing allows access to three bedrooms and two bathrooms (one en-suite). A gas fired central heating system has been installed augmented by new double glazed windows throughout.

The property is approached via a privately owned driveway allowing ample hardstanding for motor vehicles and easy access to the integral garage. The adjacent garden is laid down to lawn with borders and shrubs. The rear garden compliments the property suitably being of an excellent size and is landscaped for ease of maintenance with raised flowerbeds.

A special mention must be made to the fabulous views over the adjoining farmland.

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.

ACCOMMODATION

ENTRANCE HALL

With radiator, understairs cupboard.

LOUNGE 14'6 x 12'2

With radiator, telephone point, stairs to first floor, opening through to:

CONSERVATORY 12'9 x 11'0

A brick and uPVC double glazed construction, radiator, downlighters, Laminate flooring, superb views over countryside, French doors to decking.

REFITTED KITCHEN 8'4 x 6'9

With an excellent range of modern units including base cupboards and drawers, wall cupboards and worktops, four ring gas hob with extractor hood over, double built-in electric oven, part tiled walls, halogen downlighters, integrated fridge, integrated dishwasher, resin sink unit with mixer tap, column radiator.

FIRST FLOOR

LANDING

With access to loft, radiator.

BEDROOM ONE 12'3 x 9'0

With attractive panelled feature wall, radiator, telephone point, two built in wardrobes, superb views over countryside.

RE-FITTED EN-SUITE

Comprising shower cubicle, low level WC, vanity wash hand basin with cupboard below and mixer tap, heated towel rail, extractor fan.

BEDROOM TWO 12'6 x 8'0

With radiator, access to roof space, superb views over countryside.

BEDROOM THREE 12'0 x 7'0

With radiator, half panelled feature wall.

REFITTED BATHROOM

Comprising P shaped bath with shower over and side screen, vanity wash hand basin with cupboards below, low level WC, part tiled walls, chrome heated towel rail.

INTEGRAL GARAGE

With door to garden.

GARDENS

As previously mentioned.

TENURE

We have been advised that the property is Leasehold. Interested purchasers should seek clarification of this from their solicitors.

Ground rent is £72 per annum.

POSSESSION

Vacant possession upon completion.

VIEWINGS

Strictly by appointment through the Agents.

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	69	
(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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