



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

23 Wellington Road

Bollington, Macclesfield, Cheshire, SK10 5JR

A stone mid-terraced cottage occupying a central location close to local amenities.

Price £129,950

Constructed of stone, this mid-terraced cottage is located close to local amenities and offers the discerning purchaser a the opportunity to carry out cosmetic improvements.

In recent years the windows and doors have been replaced with uPVC double glazed units and a gas fired central heating system has been installed.

In brief the accommodation comprises on the ground floor a lounge and kitchen with staircase leading to the first floor which comprises a good sized bedroom and a spacious bathroom.

Outside to the rear of the property there is a communal pathway.

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

Directions

From our Bollington Office proceed up High Street turning left into Palmerston Street. Continue for approximately half a mile where the property can be find on the right hand side.

ACCOMMODATION

GROUND FLOOR

LOUNGE 13'1 x 11'11 (3.99m x 3.63m) With radiator.

KITCHEN 10'5 x 6'11 (3.18m x 2.11m) With single drainer stainless steel sink unit and cupboard below, deep understairs storage cupboard, door to outside, stairs to first floor.

FIRST FLOOR

BEDROOM 1 12'1 x 12'1 (3.68m x 3.68m) With double radiator.

SPACIOUS BATHROOM/WC 10'3 x 7' (3.12m x 2.13m)
Comprising: Panelled bath, pedestal wash hand basin, low level WC,

OUTSIDE

COMMUNAL AREA TO REAR As previously mentioned.

Tenure

We have been advised by our vendor that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitor.

Viewings

Strictly by appointment through the Agents.

Possession

Vacant possession upon completion.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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MISDESCRIPTONS ACT 1967

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