



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

1 Nab Close

Bollington, Macclesfield, Cheshire, SK10 5RB

A beautifully situated and recently updated detached four bedroom property occupying a sought after location with views to the front over unspoilt countryside and White Nancy.

Price £529,950

The sale of 1 Nab Close offers the discerning purchaser the opportunity to acquire a skilfully updated detached family property occupying an elevated position with outstanding views.

Internally the accommodation is bright and spacious throughout and briefly comprises on the ground floor an entrance hall, boot room, lounge with outstanding views towards White Nancy, recently refitted breakfast kitchen/sitting area, inner hall comprising bedroom 4 and bathroom. To the first floor the landing allows access to three good sized bedrooms and a luxuriously fitted bathroom. The whole of the accommodation benefits from uPVC double glazed windows throughout augmented by a gas fired central heating system.

A staircase from the inner hall leads to the garage and cellar/storage.

Outside, the property stands in gardens to three sides which comprise of lawns with abundantly stocked flower borders. Particular mention must be made of the balcony which leads from the lounge and enjoys panoramic views over unspoilt countryside and towards White Nancy.

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, InterCity rail travel to London and Manchester International Airport are all within approximately 30 minutes drive from the property.

Directions

From our Bollington Office proceed up High Street turning right into Palmerston Street. Proceed towards Pott Shrigley for approximately half a mile turning left into Nab Lane and then right onto Nab Close where number 1 can be found elevated on the right hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL/BOOT ROOM With tiled floor, views towards White Nancy.

RECEPTION HALL With engineered oak floor, stairs to first floor, feature granite/quartz wall, column radiator.

LOUNGE 23' x 12'6 (7.01m x 3.81m) A bright and spacious room enjoying panoramic views and comprising: Fireplace incorporating multi-fuel stove with black granite hearth, French doors opening up onto balcony taking advantage of views.

LUXURIOUSLY APPOINTED BREAKFAST KITCHEN/SITTING AREA 23'3 x 10'5 (7.09m x 3.18m) A Hartwoods signature kitchen comprising an excellent range of base, eye level and drawer units, Corian working surface, deep built-in electric oven and steam oven, centre island comprising five ring gas hob with extractor hood over and extensive drawers below, one and a half bowl inset sink unit with mixer tap, integrated dishwasher, integrated fridge freezer, extensive breakfast bar, concealed shelves with shutter front, two column radiators, engineered oak floor.

REAR PORCH With plumbing for washing machine, work surface with shelves above, door to outside, tiled floor.

INNER HALL Door with steps leading to:

GARAGE With electric light and power, up and over door, housing gas fired central heating boiler.

BEDROOM 4/GUEST ROOM 10' x 8'1 (3.05m x 2.46m) Built-in wardrobe with cupboard over, single radiator, engineered oak floor.

BATHROOM/WC Comprising: Shower cubicle, low level WC, pedestal wash hand basin, attractive tiled walls, cork floor, chrome heated towel rail.

FIRST FLOOR

SPACIOUS LANDING With deep built-in cupboard.

BEDROOM 1 11'10 x 11' (3.61m x 3.35m) With a range of built-in cupboards, stunning views, single radiator.

BEDROOM 2 10' x 9'8 (3.05m x 2.95m) With built-in cupboards, double radiator.

BEDROOM 3 12' x 9' (3.66m x 2.74m) With built-in cupboard, eaves storage, single radiator.

BATHROOM/WC 11' x 7' (3.35m x 2.13m) Comprising: Freestanding shaped bath with shower attachment over, low level WC, shower cubicle, vanity wash hand basin, slate floor with underfloor heating.

OUTSIDE

GARDENS To three sides as previously mentioned.

DRIVEWAY Leading to:

ATTACHED GARAGE With up and over door, electric light and power.

CELLAR/STORAGE AREA

Tenure

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

Viewings

Strictly by appointment through the Agents.

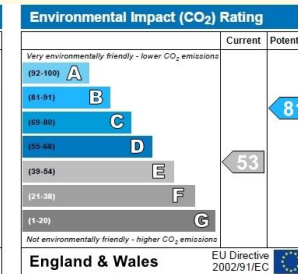
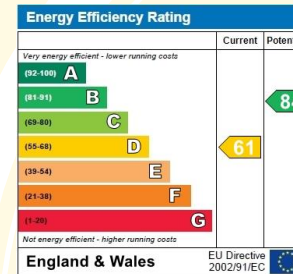
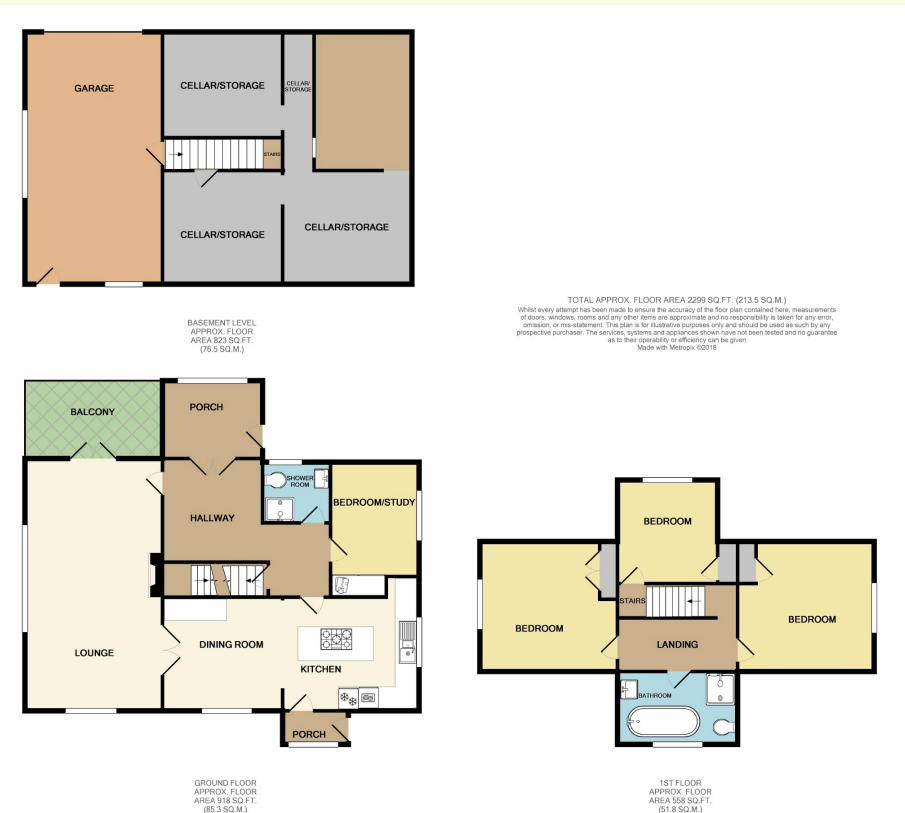
Possession

Vacant possession upon completion.

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MISDESCRIPTONS ACT 1967

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