



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

16a Bollington Road

Bollington, Cheshire, SK10 5EG

An individually designed detached stone faced family property occupying a convenient location.

Price £274,950

Built approximately 12 years ago, 16a Bollington Road offers the discerning purchaser the opportunity to acquire an individually built stone faced detached family home, standing in good sized gardens, with parking for several motor vehicles to the front.

In brief, the accommodation comprises on the ground floor a dining hall, cloakroom, lounge and breakfast kitchen. 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 double glazed windows throughout.

The property is set well back off Bollington Road and to the front provides ample hardstanding for motor vehicles, whilst to the rear the gardens are of a particularly good size laid mainly down to lawn and fully enclosed by fencing.

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. Proceed towards Macclesfield for approximately one and a half miles where 16a Bollington Road can be found on the left hand side.

ACCOMMODATION

GROUND FLOOR

DINING HALL 11'9 x 8' (3.58m x 2.44m) With wood effect flooring, double radiator and stairs to first floor.

CLOAKROOM/WC Comprising: Low level WC, pedestal wash hand basin and double radiator.

LOUNGE 17'5 x 10' (5.31m x 3.05m) With attractive fireplace incorporating living flame gas fire, French doors to rear garden and two double radiators.

KITCHEN 11'9 x 7'2 (3.58m x 2.18m) Comprising a range of base, eye level and drawer units, laminate working surfaces, single drainer stainless steel sink unit, electric oven with four ring gas hob and extractor hood over, wall mounted gas fired central heating boiler, door to outside and double radiator.

FIRST FLOOR

LANDING

BEDROOM 1 17'5 x 10' (5.31m x 3.05m) With one double and one single radiator.

EN-SUITE SHOWER ROOM Comprising: Shower cubicle, low level WC, wall mounted wash hand basin, part tiled walls and double radiator.

BEDROOM 2 8'5 x 8'2 (2.57m x 2.49m) With single radiator.

BEDROOM 3 8'5 x 6'2 (2.57m x 1.88m) With double radiator.

BATHROOM/WC Comprising: Panelled bath with shower over, pedestal wash hand basin, low level WC and part tiled walls.

OUTSIDE

GARDENS As previously mentioned.

DRIVEWAY TO FRONT With parking for several motor vehicles.

Tenure

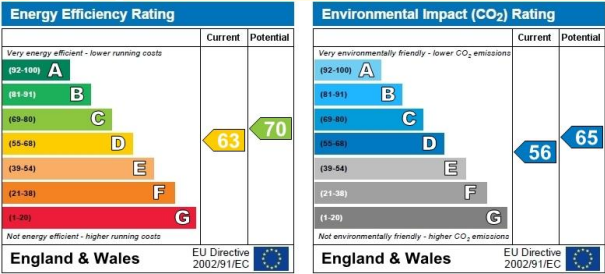
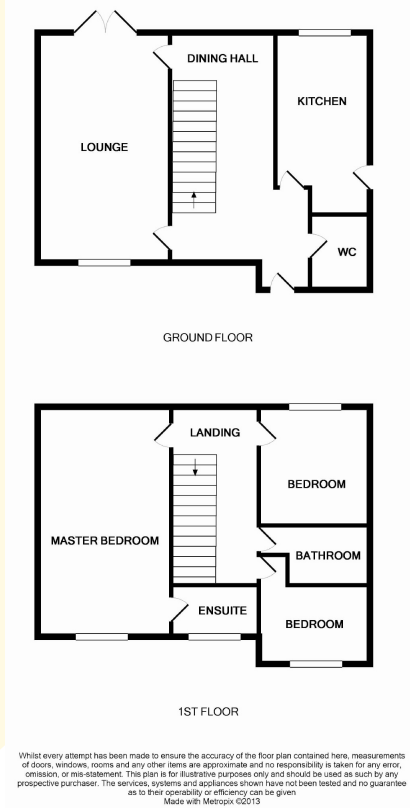
We have been advised by our vendor that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitor.

Viewings

Strictly by appointment through the Agents.

Possession

Vacant possession upon completion.



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MISDESCRIPTONS ACT 1967

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