



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

36, Moss Lane, Bollington, Cheshire, SK10 5HJ

A beautifully located and modernised three bedroom period property occupying a delightful location on the fringe of open countryside.

Price Guide £368,000

Situated in a semi-rural location, this period property offers a fabulous opportunity for the discerning purchaser to acquire a deceptively spacious home. It has been tastefully updated with new herringbone floors throughout the ground floor, a newly fitted kitchen and bathroom, some refiguration providing a new utility room where the entrance hall was, new re-plastering and complete re-decoration,

The accommodation briefly comprises on the ground floor an entrance hall/ utility room, good sized lounge/dining area, kitchen. To the first floor the landing allows access to three good sized bedrooms and a family bathroom. The property benefits from a gas fired central heating system.

Upon reaching the property there is a parking area where a detached garage once stood. To the rear of the property there is a delightful cottage style garden which is paved for ease of maintenance and abundantly stocked with numerous flowers, trees and shrubs.

A special mention must be made of the delightful views over adjoining farmland to the front of the property and we would strongly recommend an inspection to fully appreciate the outstanding location.

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

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL/UTILITY 13'3 x 5'4

Stable door, glass lantern, herringbone floor, plumbing for washing machine.

KITCHEN 12'0" x 8'4"

Comprising a newly fitted, most excellent range of base, eye level and drawer units, oak surfaces, ceramic sink unit with bronze mixer tap, 4 ring electric induction hob with extractor hood over, electric oven, herringbone floor, double radiator. Open to;

LOUNGE/DINING AREA 25'5" x 15'8"

Two recesses with timber mantel over (originally fireplaces which could be opened up), three wall light points, two double radiators, shelving, stairs to first floor.

FIRST FLOOR

LANDING

With access to loft, fitted cupboard.

BEDROOM 1 15' x 8'4"

With double radiator.

BEDROOM 2 12' x 8'5"

With double radiator.

DRESSING AREA 7'2 x 6'1

Cupboard housing gas fired CH boiler.

BEDROOM 3 15' x 7'

With double radiator, views over countryside.

BATHROOM/WC

Comprising panelled bath with rainfall shower and shower attachment over, glass shower screen, low level WC, vanity wash hand basin with mixer tap and drawer below, chrome heated towel rail, part wood panelled walls, part aqua panelled walls, two fitted cupboards, Xpelair extractor fan, double radiator.

OUTSIDE

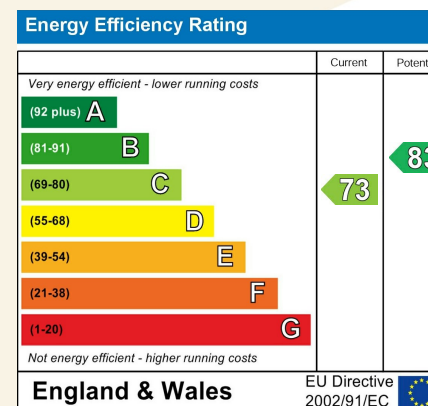
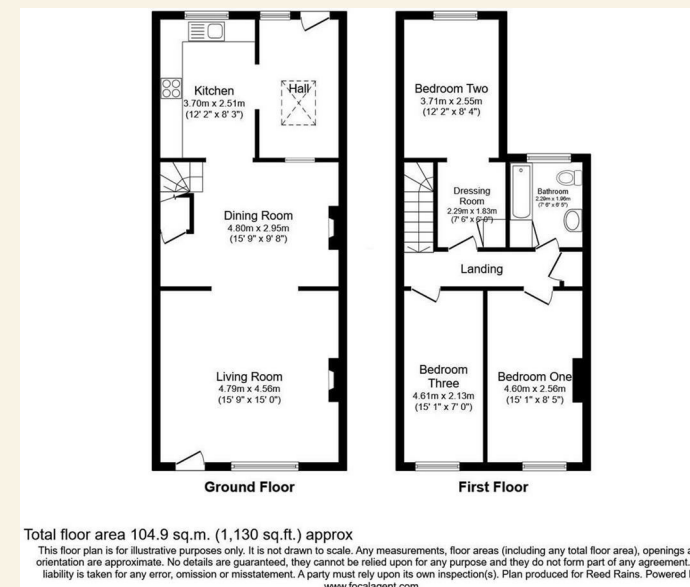
Outside tap

PARKING AREA

DELIGHTFUL COTTAGE GARDEN

As previously mentioned.

STONE SHED



PRESTBURY OFFICE:

THE VILLAGE,
PRESTBURY,
CHESHIRE
SK10 4DG

TELEPHONE: 01625 828254

EMAIL: PRESTBURY@HOLMESNADEN.COM

HEAD OFFICE:

16 HIGH STREET,
BOLLINGTON,
CHESHIRE
SK10 5PH

TELEPHONE: 01625 560535

EMAIL: BOLLINGTON@HOLMESNADEN.COM

MISDESCRIPTIONS ACT 1967

These particulars, whilst believed to be accurate are set out for guidance only and do not constitute any part of any offer or contract – intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise to their accuracy. No person in the employment of Holmes-Naden Estate Ltd. has the authority to make or give any representation or warranty in relation to the property.



