

HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

11, Birchway,

Bollington, Macclesfield, SK10 5NA

A bright and spacious detached bungalow occupying a good sized corner position.

Asking Price £385,000

Constructed of brick 11 Birchway offers the discerning purchaser a rare opportunity to acquire a bungalow situated in one of Bollington's most popular locations.

Internally the accommodation comprises an entrance porch, entrance hall, lounge, breakfast kitchen with built-in appliances, dining area, two good sized bedrooms and a recently refitted bathroom. The property is warmed by gas fired central heating augmented by uPVC double glazed widows and doors throughout.

The property occupies a good sized corner position and enjoys gardens to three sides laid mainly to lawn with borders, shrubs and a patio area. The adjacent driveway allows ample hardstanding for motor vehicles and easy access to the detached garage.

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

Directions:
From our Bollington Office proceed towards Macclesfield for approximately one mile turning left into Grimshaw Lane opposite the Bay Leaf Restaurant. Continue through the traffic lights at the aqueduct bridge taking the third turning on the left hand side into Fairfield Avenue. After a short distance turn left into Birchway where the property can be found on the right hand side.

ACCOMMODATION

ENTRANCE PORCH

ENTRANCE HALL
Double radiator.

LOUNGE 15'9 x 11'
Bay window, attractive stone fireplace incorporating living flame gas fire, single radiator.

BREAKFAST KITCHEN/DINING ROOM 20'3 x 18'2
Comprising an excellent range of base, eye level and drawer units, Formica working surfaces, inset composite sink unit with mixer tap, built-in electric oven with four ring induction hob over, built-in washing machine, integrated dishwasher, cupboard housing dryer, cupboard housing gas fired central heating boiler, two double radiators, door to outside.

BEDROOM ONE 11' x 10'10
Two double fitted wardrobes with mirrored doors, double radiator.

BEDROOM TWO 10'8 x 9'10
Two double fitted wardrobes with mirrored doors, double radiator.

BATHROOM
Recently fitted with panelled bath, shower cubicle, vanity wash basin with drawers below, low level WC, chrome heated towel rail, fully tiled walls.

OUTSIDE
Gardens as previously mentioned.

DRIVEWAY
Providing parking for several motor vehicles.

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

GREENHOUSE

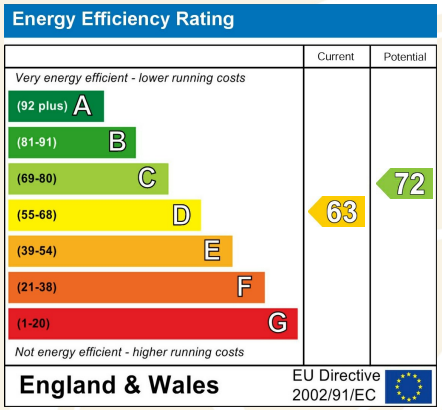
TENURE
We have been advised that the property is Leasehold. Interested purchasers should seek clarification of this from their Solicitors.
Ground rent is £20 pa.

VIEWINGS
Strictly by appointment through the Agents.

POSSESSION
Vacant possession upon completion.

COUNCIL TAX
BAND D





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THE DISPUTE SERVICE

NAEA
National Association of Estate Agents

The Property Ombudsman

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