

HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

6B, South West Avenue,

Bollington, Cheshire, SK10 5DS

An attractive well presented three bedroom semi-detached property with off road parking and private rear gardens occupying a good sized plot. NO ONWARD CHAIN.

Guide Price £410,000

Constructed of brick this well presented semi-detached property offers the discerning purchaser the opportunity to acquire bright and airy home ready for immediate occupation.

In brief the accommodation comprises entrance hall, cloakroom/WC, lounge and contemporary breakfast kitchen with built-in appliances. Patio doors lead to the outside space. At first floor level the landing allows access to a principle bedroom with en-suite shower room, two further good sized bedrooms and a family bathroom. The whole of the accommodation is warmed by a gas fired central heating system augmented by double glazed windows throughout.

Outside the property occupies a generous corner plot and is set back from the road behind a lawned garden. The rear garden enjoys a good degree of privacy and comprises a lawned area together with a stone paved patio. The garden is enclosed by panel fencing. A driveway is located to the rear and provides parking for two motor vehicles. There is an EV charger at the property.

There is a wide range of shopping, travel, educational and recreational facilities are available in Bollington and 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 up High Street to the junction with Palmerston Street. Turn left in the direction of Macclesfield for approximately one and a half miles turning left into South West Avenue where the property can be found after a short distance on the right hand side.

ACCOMMODATION

GROUND FLOOR

HALLWAY
With stairs to first floor.

CLOAKROOM
Comprising low level WC with concealed cistern unit, vanity wash hand basin with mixer tap , heated towel rail, tiled floor.

LOUNGE 13' x 12'5
With radiator.

BREAKFAST KITCHEN 20'0 x 10'1
Comprising an excellent range of base, eye level and drawer units with attractive working surfaces, one and a quarter bowl sink unit with mixer tap and drainer, five ring gas hob with extractor hood over, built-in oven, plumbing for washing machine, breakfast bar with cupboard, attractive flooring, bi-folding doors to rear garden.

FIRST FLOOR

BEDROOM ONE 10'1 x 10'
With radiator.

EN-SUITE
Comprising shower cubicle, low level WC with concealed cistern unit, vanity wash hand basin with mixer tap, heated towel rail, tiled floor and shower area.

BEDROOM TWO 11'0 x 10'0
With radiator.

BEDROOM THREE 8'8 x 8'6
With radiator.

BATHROOM
Comprising L Shape panelled bath with shower over and side screen, low level WC with concealed cistern unit, vanity wash hand basin, heated towel rail.

OUTSIDE

DRIVEWAY

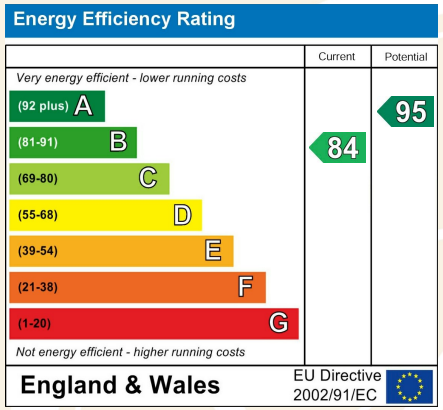
TENURE
We have been advised that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

COUNCIL TAX
BAND D

POSSESSION
Vacant possession upon completion.

VIEWINGS
Strictly by appointment through the Agents.





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THE DISPUTE SERVICE

NAEA
National Association of Estate Agents

The Property Ombudsman

MISDESCRIPTIONS ACT 1967
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