



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

38, Barnfield Road, Bollington, Cheshire, SK10 5DZ

An extended and recently modernised semi-detached family home occupying a sought after location close to open countryside, with good sized rear garden and parking for two motor vehicles. No onward chain.

Guide Price £489,000

This spacious family property has been modernised recently to include new re-plastering, new decoration, new oak doors and radiators throughout. On entering the property through a porch, you are immediately welcomed by the light and airy modern and practical accommodation which in brief comprises on the ground floor, lounge with bay window, dining room, attractive kitchen with built in appliances, a wet room with WC and a study/bedroom 5. At first floor level the landing allows access to four bedrooms and a family bathroom. The whole of the accommodation is warmed by a gas fired combination central heating boiler augmented by uPVC double glazed windows throughout.

Outside to the front of the property there is a paved driveway with parking for two motor vehicles. To the rear the gardens are of a good size and are laid mainly to lawn with flower beds, paved patio, an outside tap and a garden shed. Outdoor cupboards housing electricity and gas meter.

We would strongly recommend an internal inspection of this delightful property in order to fully appreciate the fine merits it has to offer.

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 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. Take the first turning right into East Avenue and then left into Barnfield Road. Continue along for a short distance where the property can be found towards the end of the road on the left hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

ENTRANCE HALLWAY

Cupboard housing consumer unit, staircase off.

LOUNGE 14'10 x 12'

Double radiator, bay window.

DINING ROOM 15'3 x 9'11

Kerridge stone windowsill, understairs cupboard, double radiator, views over the garden.

WET ROOM 9'1 x 7'11

With shower area, low level WC, pedestal wash hand basin, radiator.

BEDROOM FIVE/STUDY 12'10 x 8'5

Double radiator.

BREAKFAST KITCHEN 13'5 x 12'7

With an excellent range of base, eye level and wall units, attractive Formica worktops, composite sink unit with drainer and chrome mixer taps, five ring gas hob with stainless steel extractor hood over, double electric oven, space for fridge freezer, plumbing for washing machine, vent for dryer, integrated dishwasher, anti-slip flooring, door to garden.

FIRST FLOOR

LANDING

BEDROOM ONE 12'2 x 11'10

Attractive fitted walk in wardrobes with overhead storage, double radiator.

BEDROOM TWO 10' x 8'11

Double radiator.

BEDROOM THREE 8'9 x 8'9

Double radiator.

BEDROOM FOUR L SHAPED 8'11 x 8'4 narrowing to 5'6

Cupboard housing boiler, double radiator.

BATHROOM 6'9 x 6'

Comprising corner bath with new shower over, glass side screen and mermaid shower boards to two walls, low level WC, pedestal wash hand basin with pillar taps, double radiator, anti-slip flooring.

OUTSIDE

As previously mentioned.

TENURE

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

VIEWINGS

Strictly by appointment through the Agents.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

BAND D

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	71	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



MISDESCRIPTIONS ACT 1967

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