

HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

21, Henshall Road,

Bollington, Cheshire, SK10 5HX

A deceptively spacious, stunning property, occupying a convenient location and presented to the highest of standards throughout.

Guide Price £419,950

This substantial extended semi-detached property has undergone a complete renovation programme in recent years and is now turnkey and ready for immediate occupation. Presented to an excellent standard throughout, the property benefits from many original features including high ceilings, deep skirting boards and cornicing. In brief the accommodation comprises on the ground floor: Entrance hall, lounge with attractive stone fire surround and hearth, a superb extended dining family kitchen, utility room, WC and cellar. At first floor level, the landing allows access to three double bedrooms and two bathrooms (one en-suite). The whole of the accommodation is warmed by gas fired central heating.
Outside there is a walled garden to the front of the property with flowers and shrubs, whilst to the rear the garden is enclosed and has a good sized patio area and lawn.
We would strongly recommend an internal inspection of this delightful home 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 Bollington and 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.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL
With attractive tiled floor, double radiator.

LOUNGE 12' x 11'5
Stone fireplace and hearth, double radiator.

LUXURY DINING FAMILY KITCHEN 23'3 x 12'1
With a range of modern grey base, eye level and drawer units with composite worktops and wooden block breakfast bar. One and a half bowl stainless steel sink with mixer tap. Built in electric oven with induction hob over. Integrated fridge freezer, integrated dishwasher. Under worktop lighting. Modern vertical radiator. French doors to garden. The dining/seating area has wood effect laminate flooring throughout, attractive stone fireplace and hearth. Decorative ceiling panel with lighting.

UTILITY ROOM 7' x 8'3 (reducing to 5'1)
Plumbing for washing machine, Stainless steel sink unit with mixer tap, double radiator, Velux window, tiled floor. Door to garden.

WC
Low level WC, Vanity wash hand basin with cupboards below. Vaillant gas fired central heating boiler, Chrome heated towel rail.

CELLAR 11'4 x 11'4
Double glazed window. Gas meter.

FIRST FLOOR

LANDING
Built in storage cupboards, access to loft space, double radiator.

BEDROOM 1 15'4" x 11'9"
Double radiator

EN-SUITE
Large shower enclosure with thermostatic shower, vanity wash hand basin with cupboard below, low level WC, part tiled walls, tiled floor, chrome heated towel rail, extractor fan.

BEDROOM 2 9'5 x 9'3
Double radiator

BEDROOM 3 9'8 x 8'2
Double radiator.

BATHROOM
Panelled bath, low level WC, wall mounted vanity wash hand basin with drawer below, wood effect tiled floor, part tiled walls, chrome heated towel rail, extractor fan.

OUTSIDE
Gardens as previously mentioned.

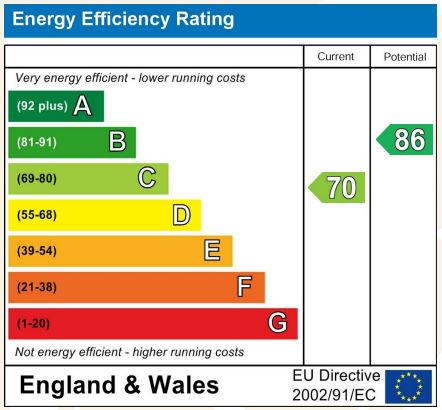
TENURE
We have been advised that the property is Leasehold. Interested purchasers should seek clarification of this from their Solicitors.

POSSESSION
Vacant possession upon completion.

COUNCIL TAX
BAND C

AGENTS NOTES
In accordance with 'Section 21' of the Estate Agents Act 1979 we declare there is a personal interest in the sale of this property; the vendor is an employee of Holmes Naden.





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THE DISPUTE SERVICE

NAEA
National Association of Estate Agents

The Property Ombudsman

MISDESCRIPTIONS ACT 1967
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