



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

12, Hurst Lane, Bollington, Cheshire, SK10 5LP

A deceptively spacious semi-detached property renovated and extended to a high standard. Outstanding and extensive beautifully landscaped rear garden. Driveway with parking for two motor vehicles.

Guide Price £550,000

Set on an extensive plot this 1930's semi-detached property has been extended and renovated over the last 10 years and now offers something quite special with light and airy accommodation and rooms of pleasing proportions.

On entering the property you are immediately welcomed by a spacious hall, boot room, cloakroom, lounge, dining/living area which in turn leads to a spacious breakfast kitchen, Bi-fold doors extend the full width of the house and open onto the most delightful landscaped garden. At first floor level the landing allows access to three good sized bedrooms and luxury spacious bathroom. At second floor level there is a fourth bedroom with en suite shower room. The whole of the accommodation is warmed by a gas fired central heating system augmented by double glazed windows throughout.

Outside to the front of the property a driveway provides parking for two motor vehicles. To the rear of the property the gardens are quite spectacular with extensive lawn, Indian stone paved patios, abundantly stocked raised flower borders. Pergola with paved seating area. A solid oak enclosure is located at the end of the garden and a gate provides access to an additional area. The garden enjoys a sunny aspect.

The property also benefits from a timber workshop, garden shed and open shed.

We would strongly recommend an internal inspection of this stunning 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.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Staircase off, engineered oak floor, cupboard housing meters, double radiator.

BOOT ROOM 6'5 x 5'3

Open storage cupboard.

CLOAKROOM

With low level WC, vanity wash basin with cupboards below and mixer tap, cupboard housing combination gas fired central heating boiler, attractive part tiled walls, double radiator.

LOUNGE 14'10 x 12'3

Attractive fireplace with oak mantel and granite hearth and open flue, double radiator.

DINING/LIVING ROOM 21' x 12'2

A superb entertaining room with multi fuel log burning stove, timber mantel and hearth, engineered oak floor, bi-folding doors opening the full width of the house.

BREAKFAST KITCHEN 17'2 x 12'8

Comprising an excellent range of base, eye level and drawer units, inset sink with mixer tap, Quartz working surfaces, integrated fridge freezer, Range cooker with five ring gas hob and electric ovens, attractive part tiled walls, integrated dishwasher, built in washing machine, centre island with cupboards and drawers below and Quartz working surface, engineered oak floor, double radiator, bi-folding doors extending the full width of the property, four skylights, double radiator.

FIRST FLOOR

LANDING

Radiator.

BEDROOM ONE 12' x 12'

Cast iron fireplace, superb views over the rear garden, single radiator.

BEDROOM TWO 12' x 11'

Single radiator.

BEDROOM THREE 12'7 x 7'9

Deep built in cupboard, single radiator.

LUXURY BATHROOM 12'9 x 7'8

Free standing bath, walk in shower, low level WC, vanity wash hand basin with cupboards below, attractive part tiled walls, two windows, column radiator.

SECOND FLOOR

BEDROOM FOUR 13'6 x 11'3

Extensive eaves storage, two skylights, superb far reaching views, double radiator.

EN-SUITE SHOWER ROOM

Walk in shower cubicle, vanity wash hand basin with cupboards below, chrome heated towel rail, skylight.

OUTSIDE

Gardens as previously mentioned.

WORKSHOP

GARDEN SHED

OPEN GARDEN SHED

DRIVEWAY

With parking for two motor vehicles.

TENURE

We have been advised that the property is Freehold and free from chief rent. Interested purchasers should seek clarification of this from their Solicitor.

POSSESSION

Vacant possession upon completion.

VIEWINGS

Strictly by appointment through the Agents.

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	73	78
(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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