



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# 82, Cedarway, Bollington, Cheshire, SK10 5NS

A well-presented semi-detached bungalow occupying a corner position in a quiet location. Driveway with parking for 2 cars and detached garage.

## Price Guide £270,000

Constructed of brick, this semi-detached bungalow occupies a convenient location and stands on a good sized corner plot with wrap around gardens comprising lawns, abundantly stocked flower borders and a good sized paved area to the rear. There is a driveway with parking for two motor vehicles leading to the detached garage.

In brief the accommodation comprises an entrance vestibule, entrance hall, lounge, kitchen, inner hall, two bedrooms and a shower room/WC. The property benefits from uPVC double glazed windows throughout augmented by a gas fired central heating system.

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

### Directions

From our Bollington Office proceed up High Street turning left into Palmerston Street. Proceed towards Macclesfield for approximately one mile turning left into Grimshaw Lane opposite Tesco. Continue through the traffic lights at the aqueduct bridge turning left into Cedarway and continue for a short distance where 82 can be found on the right hand side.

### ACCOMMODATION

#### ENTRANCE VESTIBULE

#### ENTRANCE HALL

With radiator.

#### LOUNGE 13'10 x 10'11

Attractive fireplace with timber surround, marble inset and hearth incorporating living flame gas fire, bay window, three wall light points, double radiator.

#### KITCHEN 10'9 x 7'10

Comprising an excellent range of base, eye level and drawer units, Formica working surface, built-in electric oven with four ring gas hob and extractor hood over, plumbing for washing machine, one and a half bowl single drainer stainless steel sink unit, tiled floor, door to outside.

#### INNER HALL

With double radiator.

#### BEDROOM 1 12'8 x 9'11

With double radiator.

#### BEDROOM 2 9'11 x 9'10

With built-in cupboard, double radiator.

#### SHOWER ROOM/WC

Comprising: Walk-in shower, low level WC, vanity wash hand basin, chrome heated towel rail, part tiled walls.

#### OUTSIDE

#### GARDENS

As previously mentioned.

#### DETACHED GARAGE

#### DRIVEWAY

#### GARDEN SHED

#### TENURE

We have been advised by our vendor that the property is Freehold and free from Chief Rent. Interested purchasers should seek clarification of this from their Solicitor.

#### VIEWINGS

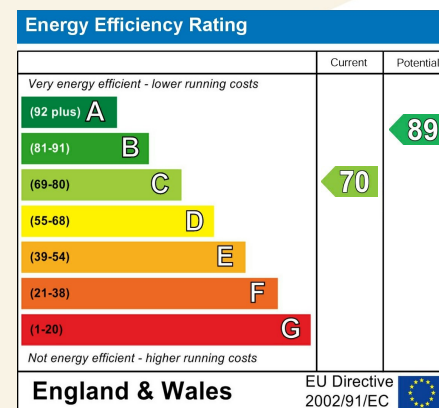
Strictly by appointment through the Agents.

#### POSSESSION

Vacant possession upon completion.

#### COUNCIL TAX

BAND C



**PRESTBURY OFFICE:**  
THE VILLAGE,  
PRESTBURY,  
CHESHIRE SK10 4DG

TELEPHONE: 01625 828254  
FACSIMILE: 01625 820019

**HEAD OFFICE:**  
16 HIGH STREET,  
BOLLINGTON,  
MACCLESFIELD,  
CHESHIRE, SK10 5PH  
TELEPHONE: 01625 560535  
FACSIMILE: 01625 574445

## MISDESCRIPTIONS ACT 1967

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