



## Bollington Road, Bollington, SK10

**£285,000**

None

**Tenure:** Freehold, **Bedrooms:** 3

Housesimple is offering for sale this superb three bedroom family home in Bollington. Built in 1920, this property is set back from the road behind a lovely front garden and generous sized driveway to the side. The house offers stunning countryside views from the private enclosed garden to the

### Key features:

- No vendor chain
- 3 Good Sized Bedrooms
- Private Driveway with parking for 3
- Views over Farmland
- Southwest Facing Garden

## Extra info:

- **Property Age:** 99 years
- **Council Tax:** Band C (£1580.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway

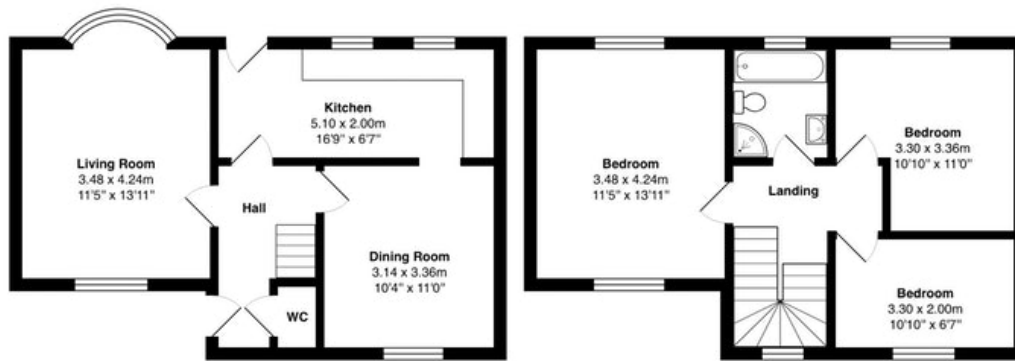
Housesimple is offering for sale this superb three bedroom family home in Bollington. Built in 1920, this property is set back from the road behind a lovely front garden and generous sized driveway to the side. The house offers stunning countryside views from the private enclosed garden to the rear. The property benefits from a private driveway with parking for 3 cars and has had previous planning permission for a two-storey extension that has since lapsed. It is offered for sale with no vendor chain and with proximity to local amenities, shops, leisure centre and schools, this will make a lovely home for any purchaser.

You enter the home into a light hallway with the living room to the left. The living room has a window to both the front and bay to the rear, flooding the room with natural light. There is a feature living gas fire. To the rear of this home is the kitchen that offers access into the garden and has windows to take advantage of the views of the farmland. You can go into the dining room from either the hallway or the kitchen and this offers a view to the front of the house. There is also a downstairs WC located under the stairs. Upstairs there are three well-proportioned bedrooms plus a family bathroom with underfloor heating. The master bedroom has enough space to add an en-suite if required.

This is a superb house, on a great plot that could offer the possibility to extend, subject to planning permission. The extensive garden boasts fantastic views and is laid down mainly to lawn with two stone paved patios. There are trees and raised vegetable/flowerbeds, currently laid with gravel to be lower maintenance. There is a large summer house with electric light and power, to use as an extra living/office space. There is also a metal shed for storage. The property is now in need of some modernisation throughout and would be ideal for someone looking to make their own mark to create a lovely family home. In addition, the property is warmed via gas central heating and is fully double glazed with no vendor chain. Call or click for a viewing.

\*\*\*More photos to follow!\*\*\*

## Floor plan:



Total Area: 88.4 m<sup>2</sup> ... 951 ft<sup>2</sup>

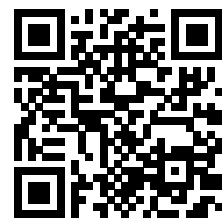
All measurements are approximate and for display purposes only

## Energy Performance Certificate:

### Epc Ordered

#### MISREPRESENTATION ACT, 1967.

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