





### 3, Oldham Street, Macclesfield, Cheshire SK10 5PJ

Tucked away just moments from the heart of Bollington village, this attractive stone-fronted cottage enjoys a delightful setting with the added benefit of views towards the iconic White Nancy.

Beautifully presented throughout, the property has been a successful and well-maintained buy-to-let investment and now offers an excellent opportunity for a purchaser seeking either a ready-made investment or a charming home in one of Cheshire's most sought-after villages.

The accommodation comprises a welcoming living room with sash windows, leading through to a fitted kitchen. To the first floor are two well-proportioned bedrooms and a tastefully appointed bathroom. The property also benefits from gas-fired central heating and double glazing throughout.

To the rear is a communal stone-flagged courtyard garden which enjoys a sunny aspect.

Bollington is a town which never stands still, with a constant stream of artistic and volunteer endeavours from the championship Bollington Brass Band (North West 1st section), the Festival Choir, Bollington Light Opera Group (BLOG), the Festival Players to name a few. Tourism is increasingly important and the town provides excellent walking, cycling or riding routes.

Residents of Bollington have access to good transport links including national motorways, major roads and train networks, including the West Coast Line direct to London. Manchester International Airport is only thirteen miles away by road.

Proceed out of Macclesfield in a northerly direction and at the second roundabout turn right onto the B5090 signposted Bollington. Proceed into the village and after passing the public car park on the left hand side, turn right into High Street and Oldham Street can be found after a short distance on the left hand side.

**Viewing: By appointment with Holden and Prescott 01625 422244**

## Ground Floor

### Living Room

11'11 x 11'10

Solid wood front door. Feature fireplace. Meter cupboard to the chimney recess. T.V. aerial point. Hardwood sash window. Double panelled radiators.

### Kitchen

11'10 x 9'6

Single drainer stainless steel sink with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces and white tiled splashbacks. Integrated single oven with four ring electric hob and extractor hood over. Plumbing for washing machine. Understairs space for fridge/freezer. Understairs storage cupboard. Meter cupboard. Spindle balustrade to the staircase. uPVC double glazed window. uPVC back door with glazing inset. Double panelled radiator.

## First Floor

### Landing

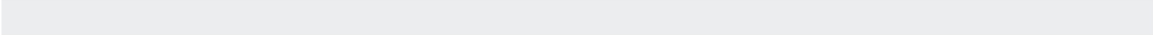
Balustrade to the staircase.

### Bedroom One

11'9 x 9'9 at maximum

Floor to ceiling fitted wardrobe with hanging rail and shelving. Hardwood double glazed sash window. Double panelled radiator.





### **Bedroom Two**

9'7 x 8'6 at maximum

Fitted wardrobe with hanging rail. Built-in storage cupboard housing the central heating and domestic hot water boiler and hot water cylinder. uPVC double glazed window. Double panelled radiator.

### **Bathroom**

The suite comprises a panelled bath with mixer tap and electric shower over, a pedestal washbasin and a low suite W.C. Loft access. Downlighting. uPVC double glazed window. Double panelled radiator.

### **Outside**

### **Communal Garden**

To the rear of the property there is a paved communal garden.

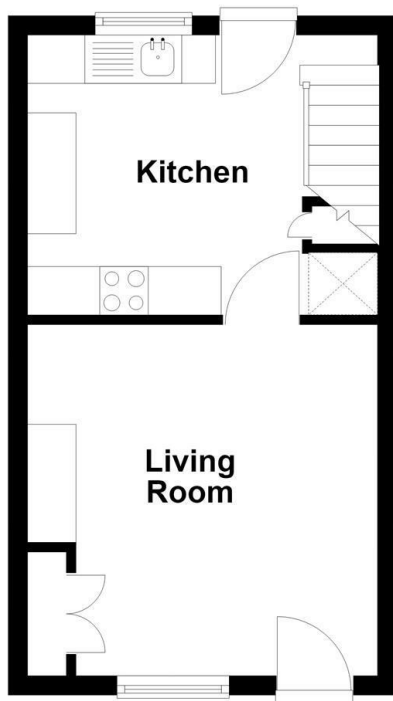
### **Tenure**

The vendor has advised us that the property is Freehold.

**£225,000**

HOLDEN & PRESCOTT

**Ground Floor**



**First Floor**





