



2 Beeston Close, Bollington,
Cheshire. SK10 5RQ



**HARVEY
SCOTT**



£425,000

Freehold

Harvey Scott are delighted to bring to the market this beautifully presented three bedroomed mid terraced property, constructed of mature stone and situated on in a cul-de-sac location, with far reaching views over open countryside. In brief, the property comprises of an entrance hallway with stairs to the first floor landing, access to Kitchen, spacious living room opening out to a bright conservatory. To the first floor landing, there are two double bedrooms with built in storage space, a third bedroom and a three piece suite family bathroom. Fully fitted uPVC double glazed windows and gas central heating throughout. Externally, the property has a well maintained rear garden with mature stone paving and flower beds, with views overlooking the countryside and additional access to rear. To the front, the property has parking for 2 vehicles and a superbly landscaped front garden. Viewings are essential to appreciate this property.





Ground Floor

Entrance Hall

5' 8" x 12' 3" (1.73m x 3.73m) Max. Laminate wooden flooring, centre ceiling light and architrave, gas central heating radiator, power points, under stair storage, stairs to first floor landing, access to kitchen and living room.

Kitchen

10' 8" x 8' 10" (3.25m x 2.69m) Max. uPVC double glazed window to front elevation, centre ceiling light, laminate flooring, fitted with a range of wall and base units comprising of stainless steel sink and drainer, integrated four ring ceramic hob and fan assisted oven, space for fridge/freezer, space for washer and dryer, partly tiled walls to splash back, wall mounted Valliant Combi Boiler, modern fitted gas central heated radiator, power points.

Living Room

17' 0" x 13' 3" (5.18m x 4.04m) Max. uPVC double glazed window to rear elevation, four wall lights, gas central heating radiator, electric fire with fireplace surround, TV point and power points, double glazed sliding French Doors to rear elevation, leading through to Conservatory.

Conservatory

14' 9" x 10' 0" (4.50m x 3.05m) Max. uPVC Double glazed windows surround, wall lighting, exposed brick walling, gas central heating radiator, TV point and power points, uPVC Double glazed French Doors leading out to rear garden.

First Floor

Landing

5' 7" x 7' 10" (1.70m x 2.39m) Max. Centre ceiling light with architrave, loft hatch access, leading to Bedroom One, Bedroom Two, Bedroom Three and Family Bathroom.

Bedroom One

10' 7" x 11' 6" (3.23m x 3.51m) Max. uPVC Double glazed window to rear elevation with shutter blinds, centre ceiling light with architrave, gas central heating radiator, power points, wall mounted TV point, built in storage.

Bedroom Two

10' 9" x 9' 3" (3.28m x 2.82m) Max. uPVC Double glazed window to front elevation, centre ceiling light with architrave, gas central heating radiator, power points, built in storage.

Bedroom Three

7' 4" x 8' 5" (2.24m x 2.57m) Max. uPVC Double glazed window to rear elevation, shutter blinds, centre ceiling light and architrave, power points, gas central heating radiator.

Family Bathroom

8' 2" x 6' 07" (2.49m x 2.01m) Max. uPVC Double glazed frosted window to front elevation, shutter blinds, laminate wooden flooring, centre ceiling light, partly tiled walls to splash back, fitted with a three piece suite in white comprising of WC, wash hand basin inset to storage, bath tub with overhead shower, built in storage.

External

Rear Garden

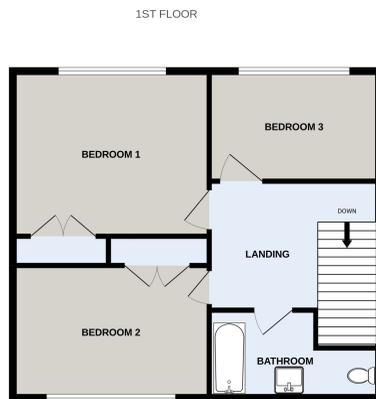
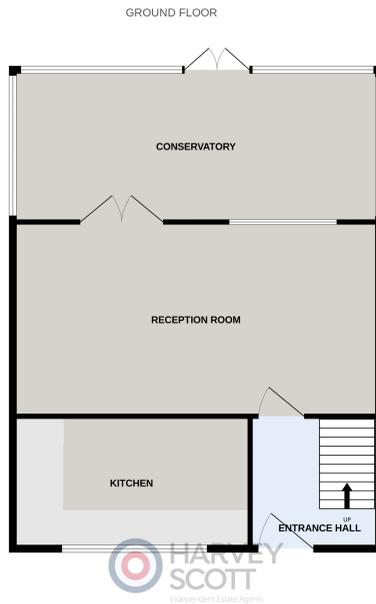
Stunningly well maintained rear garden consisting of mature shrubbery and flower beds, stone patio with views overlooking the countryside. Additional access to the rear of the property through a passageway.

Front

Gravel parking area, stone steps leading to property with dwarf brick walling and well maintained lawn area.

Private Off Road Parking to Front

Parking for 2 vehicles just a short distance from the property.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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