



Ashbrook Road, Bollington, Macclesfield, SK10 5LF.
£530,000

Whittaker
& Biggs
Est. 1930

11 Ashbrook Road, Bollington

This already spacious five bedroom detached house offers huge scope for further development and improvement. As well as the typical two floors of accommodation, this particular home also has an extensive basement level, which offers potential for conversion (subject to building regs. etc.) into additional accommodation. The large 18ft integral garage will be of interest to those with cherished cars/motorbikes etc. and also provides further scope for conversion/partial conversion (subject to building regs. etc.) and provides access down to the lower level. In brief the current accommodation comprises; entrance porch, hallway, ground floor WC, 19ft living room, dining room, kitchen, landing, five well-proportioned bedrooms and a family bathroom with a contemporary suite. The large basement is split into four areas including a hallway. The largest area in the basement measures an impressive 19ft across and provides direct access into the rear garden. The rear garden is a good size and enjoys a good degree of privacy and, to the front, a driveway provides off road parking and access into the garage. Bollington is always immensely popular with buyers given the vibrant village with its range of pubs, bars and restaurants. There is a local primary school situated just around the corner and the area provides ease of access into the beautiful surrounding countryside and onto the banks of the River Dean and the Macclesfield Canal. Bollington is located approximately three miles away from Macclesfield, which provides excellent train links into Manchester and London. A viewing of this very spacious home is strongly recommended. No onward chain.



ACCOMMODATION

Entrance Porch 5' 3" x 4' 11" (1.61m x 1.5m)

Sliding door giving access into garage.

Entrance Hall 14' 5" x 6' 0" (4.39m x 1.82m)

Radiator.

WC

Low level W.C. and wash basin.

Living Room 19' 2" x 14' 0" (5.83m x 4.27m)

A huge room with double glazed window to rear. Radiator.

Living flame electric fire.

Dining Room 14' 1" x 12' 0" (4.29m x 3.65m)

Double glazed window to rear. Radiator. Laminate flooring.

Kitchen 11' 9" x 8' 10" (3.58m x 2.70m)

Fitted kitchen units to base and eye level. Integrated gas hob.

Integrated oven. Tiled splash backs. Breakfast bar for one.

Plumbing for dishwasher. Radiator. Double glazed door to

side. Double glazed window to front.

Garage 17' 11" x 16' 1" (5.46m x 4.89m)

Up and over door. Window to side. Stairs giving access lower level.

Lower Hall 21' 8" x 5' 7" (6.60m x 1.71m)

Light.

Basement One 19' 2" x 14' 1" (5.84m x 4.29m)

Door to garden.

Basement Two 14' 0" x 10' 0" (4.27m x 3.06m)

Basement Three 11' 4" x 8' 10" (3.45m x 2.70m)

Landing 16' 1" x 6' 0" (4.91m x 1.83m)

Loft hatch. Double glazed window to side. Airing cupboard.

Bedroom One 13' 11" x 11' 11" (4.25m x 3.64m)

Double glazed window to rear. Radiator.

Bedroom Two 13' 11" maximum into wardrobe x 12' 4"

(4.24m max x 3.75m)

Double glazed window to rear. Radiator. Built-in wardrobes.

Vanity sink unit. Shower enclosure.

Bedroom Three 14' 5" x 10' 0" (4.4m x 3.04m)

Double glazed window to front. Radiator.

Bedroom Four 16' 2" x 9' 1" (4.93m x 2.78m)

Double glazed window to front. Radiator.

Bedroom Five 13' 0" x 8' 11" (3.97m x 2.73m)

Double glazed window to side. Radiator.

Bathroom 10' 7" x 6' 6" (3.23m x 1.97m)

Panelled bath with mixer tap/shower attachment. Pedestal

wash basin. W.C. Tiled walls and floor. Towel rail. Radiator.

Double glazed window to rear.

Garden

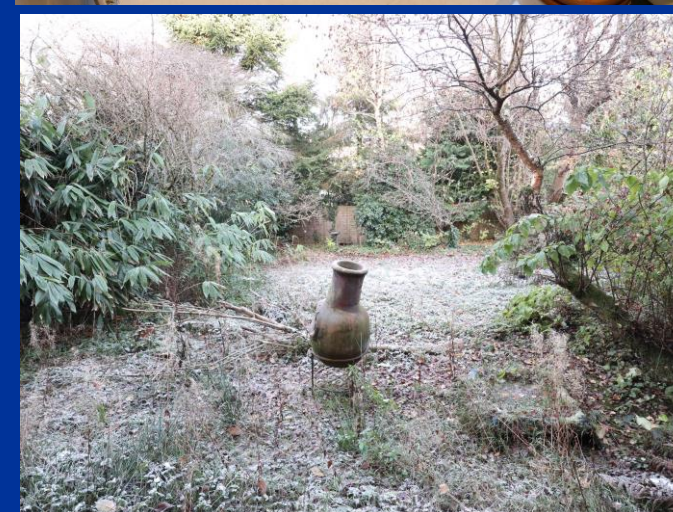
Well-screened rear garden, which offers huge potential for improvement etc. The are steps to each side of the property giving access to the front. At the front there is a block-paved driveway.

Note:

Council Tax Band: F

EPC Rating: E

Tenure: Believed to be Freehold





Directions

Head away from Macclesfield on the Silk Road (A523) towards Bollington. Go straight over the roundabout at Brocklehurst Away/Hulley Road. At the next roundabout take the right turn into Bollington Road. Follow the road towards the village and Ashbrook Road can be found on the left hand side after passing the school.

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