

A UNIQUE, SPACIOUS AND PRIVATE
3 DOUBLE BEDROOM DETACHED HOME SET OVER 3 LEVELS
WITH UNINTERRUPTED VIEWS TOWARD THE CHESHIRE PLAIN



30 IRWELL RISE, BOLLINGTON, MACCLESFIELD,
CHESHIRE SK10 5YE
£425,000

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This unique, spacious and private detached home with incredible potential is situated in an elevated position at the end of a quiet cul-de-sac providing uninterrupted views toward the Cheshire Plain. Within walking distance of the centre of Bollington and close to various local schools this could be a stunning family home.

Tucked away in a very quiet corner of this sought after location, the property is set over three floors with an entrance hall, study, WC and garage all at ground floor level. Stairs lead down to the middle floor where there is the lounge, dining kitchen, study and useful store room. Stairs down from the middle floor lead to the lower floor where there are three double bedrooms, one of which has an en-suite shower room and the family bathroom.

To the front there is a shared sloped driveway providing parking for a number of cars leading to an integrated garage. Gardens to the rear, including a patio area accessed from the master bedroom, make the most of the stunning views.

Irwell Rise is a convenient location with a number of local amenities within walking distance. These include shops for every day needs, Bollington Medical Centre, primary schools and bus stops with services into Macclesfield. Other amenities such as a library and a leisure centre and a number of great pubs and restaurants are located within Bollington, plus there is the beautiful surrounding countryside with numerous footpaths.

Macclesfield town centre is approximately 3 miles away where there is a mainline railway station and more comprehensive shopping facilities.

There is gas central heating, uPVC double glazing and the accommodation comprises in more detail:

GROUND FLOOR:

ENTRANCE PORCH

HALLWAY

Large storage cupboard leading to eaves storage.

OFFICE

9'9" x 5'8" (3.02m x 1.78m). With central heating radiator.

WC

Low level WC. Pedestal washbasin. Central heating radiator.

Stairs from the hallway lead down to middle floor:

MIDDLE FLOOR:

HALLWAY

LOUNGE

19'9" x 15'1" (6.09m x 4.63m). Central heating radiator.

DINING KITCHEN

15'1" x 12'2" (4.63m x 3.74m). Units to floor and wall. White ceramic sink with drainer. Electric oven and gas hob with extractor hood. Plumbing for washing machine and dishwasher. Space for dryer and fridge freezer.

STUDY

7'8" x 6'3" (2.39m x 1.94m). Central heating radiator.

STORE ROOM

16'7" x 7'9" (5.11m x 2.43) Glass door leading to side of property. Central heating radiator.

Stairs down from the middle floor hallway down to:

LOWER FLOOR:

LANDING	Central heating radiator.
BEDROOM NO.1	16'3" x 15'3" (4.97m x 4.69m) Sliding glass doors leading out onto patio area. Central heating radiator.
EN-SUITE SHOWER ROOM	With shower enclosure. Low level WC and pedestal washbasin. Central heating radiator.
BEDROOM NO.2	15'1" x 12'1" (4.62m x 3.71m) Central heating radiator.
BEDROOM NO.3	16'2" x 7'8" (4.94m x 2.40m) Central heating radiator.
BATHROOM /WC	Part tiled with panelled bath, pedestal washbasin, bidet and WC.
OUTSIDE:	Ample parking on paved driveway to front. Gardens to rear.
GARAGE	Integrated GARAGE
SERVICES:	All mains services are connected.
COUNCIL TAX:	Band F
EPC	TBC
TENURE:	We understand that the property is Freehold and free from Chief rent.
PRICE:	£425,000
VIEWING:	By appointment with the AGENTS Michael Hart & Company.
DIRECTIONS:	From our Bollington Office travel along Wellington Road towards Pott Shrigley. Turn first right into Irwell Rise and the property can be found at the top of the cul-de-sac on the left hand side.

FLOOR PLANS:



SURVEYS AND VALUATIONS

Should you require a Valuation, RICS Level 2 (Homebuyers) Survey and Valuation, or a Level 3 (Building) Survey for a property that you are buying, please contact Andrew Hart (01625 575578). We will be pleased to provide a quotation and offer advice on the different levels of valuation/survey available. (Please note that we are unable to provide this service for properties being offered for sale through our agency).

Please take note of these points

No tests of any appliances or fittings held with the property offered for sale have been made. Purchasers should satisfy themselves as to the suitability or workability of these. The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract. Neither Michael Hart & Co Ltd. nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact, and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

