

VIEWINGS ARE HIGHLY RECOMMENDED ON THIS 5 BEDROOM
EXTENDED DETACHED FAMILY HOME
WITH STUNNING SOUTH FACING GARDEN TO THE REAR
IN A HIGHLY SOUGHT AFTER LOCATION WITHIN THE VILLAGE



33 SOUTH WEST AVENUE, BOLLINGTON, MACCLESFIELD,
CHESHIRE SK10 5DX
£650,000

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Having been extended, the house provides superb family accommodation that has been fitted in a contemporary manner to an exceptional standard. On the ground floor the large lounge has French doors leading to the patio area of the attractive and private south facing garden. The modern kitchen is large enough for a dining table and useful utility area provides a space for additional appliances.

The first floor is equally impressive with 5 bedrooms including a stunning en-suite bathroom to the master bedroom and modern shower room. The Juliet balcony to the rear of the master bedroom makes the most of the views onto the garden.

South West Avenue is a highly regarded and established residential avenue of Bollington. It runs adjoining the fields and hills of neighbouring Kerridge where there are lovely walks to be taken along the many footpaths and tracks. There is a choice of primary schools within walking distance, and local shops for everyday needs are also within easy reach. The leisure centre and playing fields are close by. A selection of good pubs and restaurants are also available in Bollington Macclesfield is within 3 miles where there are a further range of shops and a mainline rail station. The M60 and M56 motorways, and Manchester Airport are all within an 11 mile radius.

The accommodation has gas fired central heating, double glazing and comprises in more detail:

GROUND FLOOR:

ENTRANCE PORCH

ENTRANCE HALL

Central heating radiator. Understairs storage cupboard.

WC

Low level WC, washbasin. Central heating radiator.

LOUNGE

20'8" x 11'8" (6.36m x 3.62m) Feature fireplace with hearth. French doors open to patio. 2 x central heating radiators.

DINING ROOM

12'8" x 11'7" (3.91m x 3.58m) Double doors. Central heating radiator.

KITCHEN

16'5" x 10'7" (5.05m x 3.28m) With units to floor and wall. Incorporated double sink, 5 ring gas hob with extractor hood, electric oven and grill. Plumbing for dishwasher. Door to rear porch.

UTILITY ROOM

8'7" x 4'11" (2.63m x 1.50m) Plumbing for washing machine and space for dryer and fridge freezer. Stainless steel sink. Fitted units. Door leading to garage. Gas Combi boiler.

REAR PORCH

Units to floor and wall.

Stairs from the entrance hall lead to:-

FIRST FLOOR:

LANDING

Spacious landing including a sizable double door storage cupboards.

BEDROOM NO.1

17'4" x 16'6" (5.31m x 5.07m) Juliet balcony overlooking rear garden. Central heating radiator.

EN SUITE BATHROOM

8'6" x 8'2" (2.66m x 2.48m) With modern white suite comprising freestanding bathtub, low level WC and washbasin. Part tiled with laminate flooring.

BEDROOM NO.2

14'7" x 11'7" (4.51m x 3.57m) Central heating radiator.

BEDROOM NO.3

12'0" x 11'9" (3.66m x 3.64m) Central heating radiator.

BEDROOM NO.4

12'7" x 8'2" (3.90m x 2.50m) Central heating radiator.

BEDROOM NO.5 11'4" x 8'5 (3.50m x 2.60m) Central heating radiator.

SHOWER ROOM/WC Attractive white suite comprising low floor level shower cubicle, washbasin and WC. Fully Tiled. Electrically heated and programmable towel warmer.

OUTSIDE: Integral DOUBLE GARAGE. Driveway and parking for multiple vehicles to the front. Large south facing rear garden with lawn and patio area.

SERVICES: All mains services are connected.

COUNCIL TAX: Band 'E'

TENURE: We understand that the property is Freehold and free from Chief Rent.

PRICE: **£650,000**

VIEWING: By appointment with the AGENTS Michael Hart & Company.

DIRECTIONS: From our Bollington office travel up Henshall Road towards Macclesfield. Take the third turning on the left onto South West Avenue. The property can be found on the right hand side at the top of the hill.

ENERGY RATINGS: 'TBC'

FLOOR PLAN:



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.

