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POSITIONED IN A VERY DESIRABLE CUL DE SAC LOCATION NEAR TO OPEN COUNTRYSIDE AND CLOSE TO VILLAGE AMENITIES, AN EXTENDED DETACHED BUNGALOW WITH SPACIOUS FLEXIBLE ACCOMMODATION, BEAUTIFUL GARDENS AND DETACHED GARAGE.



25 CALDER CLOSE, BOLLINGTON, MACCLESFIELD, SK10 5LJ

£545,000



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25 CALDER CLOSE, BOLLINGTON, MACCLESFIELD, SK10 5LJ

In a tranquil location, towards the end of a cul-de-sac of similar properties, this very attractive home occupies a most delightful position. Calder Close is a peaceful setting with a handful of bungalows. To one side there is woodland along the River Dean with farmland and countryside beyond. The positioning of the home is a great asset, offering many factors which can not be matched by many bungalows in Bollington. Ducks and other wild fowl are regular visitors along with herons and the odd kingfisher. In addition, the cul-de-sac is within close proximity to shops, bus stops, primary schools, the doctors’ surgery and a number of other amenities of Bollington, which are a relatively level walk away. Macclesfield is approximately 3 miles away where there are a more comprehensive range of shops and a mainline rain station.

The bungalow, which has been extended in previous years has been thoughtfully renovated throughout by the current owners. It has bright well proportioned and spacious rooms. The accommodation comprises an expansive living room with UPVC doors out to the patio and garden, separate dining / reception room, and a large comprehensively equipped breakfast kitchen and door to the side of the property leading to a utility area and the garage.

There are two double bedrooms, the master benefiting from an recently fitted en-suite shower room. Also there is a separate family bathroom. The layout provides a good degree of flexibility to the accommodation.

Outside the bungalow there are garden areas to the front and rear with patio, lawns and borders. There are some mature trees and hedges at the rear of the property which supply a good degree of privacy. The property also benefits from having a detached garage.

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

ENTRANCE PORCH

ENTRANCE HALL Deep built in cloaks cupboard. Smaller store cupboard. Central heating radiator.

LOUNGE 23’0” x 14’8” (7.01m x 4.47m) Fireplace with electric fire. Television point. Patio doors to rear garden. Two central heating radiators.

DINING ROOM 14’9” x 10’11” (4.50m x 3.34m) Central heating radiator.

BREAKFAST KITCHEN 14’8” x 12’5” overall (4.47m x 3.79m overall) Fitted with range of units to floor and wall. White ceramic sink and drainer. Double ‘range’ style electric oven with gas hob and extractor hood. Space for fridge freezer. Plumbing for slimline dishwasher. Gas fired central heating boiler. Central heating radiator. Door to side of the property.

UTILITY AREA 17’5” x 4’7” (5.35m x 1.45m). Plumbing for washing machine and space for dryer. Stainless steel sink with drainer. Doors to front and rear. Side door to garage.

BEDROOM NO.1 17’3” x 11’11” (5.25m x 3.62m). Fitted wardrobes. Central heating radiator.

EN SUITE SHOWER ROOM Shower enclosure with thermostatic shower, washbasin, and WC. Central heating towel rail.

BEDROOM NO.2 13’1” x 12’5” (3.98m x 3.79m) Fitted wardrobes. Television point. Central heating radiator.

BATHROOM Bathtub, separate shower cubicle with thermostatic shower, washbasin in vanity unit and WC. Central heated towel rail.

OUTSIDE: DETACHED GARAGE 20’8” x 8’6” (6.30m x 2.59m) With driveway. Front, side and rear gardens. Rear patio.

SERVICES: All mains services are connected.

TENURE: We are advised by the vendor that the property is Freehold and free from Chief Rent.

COUNCIL TAX: Band ‘D’

PRICE: £545,000

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

DIRECTIONS: From our Bollington Office travel along Wellington Road towards Pott Shrigley. Turn first left into Albert Road and then second right into Calder Close. The property will be found at the end of the cul de sac.

ENERGY RATING: EPC Rating ‘C’

FLOOR PLAN:



SURVEYS AND VALUATIONS Should you require a Valuation, RICS Homebuyers Survey and Valuation, or a full 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.