

A SUPERB THREE BEDROOMED HOME FITTED AND PRESENTED TO A HIGH STANDARD, OCCUPYING A DELIGHTFUL ELEVATED SETTING WITH A SOUTH FACING REAR GARDEN ON A QUIET CUL DE SAC



1 GLEAVE AVENUE, BOLLINGTON, MACCLESFIELD CHESHIRE, SK10 5PF  
**£460,000**

## 1 GLEAVE AVENUE, BOLLINGTON, MACCLESFIELD, CHESHIRE, SK10 5LX

This property enjoys a delightful elevated position set back from Gleave Avenue with gardens to three sides. From the elevated stance there are lovely views to the front and rear. Originally designed as a bungalow, it has been thoughtfully extended and expanded to include an impressive master bedroom suite at first floor level. This has also created a superb living/dining kitchen with doors opening into the south facing patio at the rear. In addition to a bright through lounge, two good sized bedrooms and spacious bathroom at ground floor level, the layout and size of the rooms allows for flexibility in their use to suit a purchasers requirements.

The house stands with a driveway to the front which leads to a very useful and spacious integral garage. The gardens around the property are smartly landscaped and stocked with lawns, rockeries, borders and patio areas.

Gleave Avenue is a favoured cul de sac side road of Bollington that is positioned conveniently for easy access to the beautiful countryside that surrounds the village. Amenities available within the village are also not far away including primary schools, shops for everyday needs, plus a number of pubs and restaurants. There is a bus stop nearby with services into Macclesfield (approximately 3 miles away), where there are a more comprehensive range of shops and a mainline rail station.

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

### GROUND FLOOR

ENTRANCE HALL	Central heating radiator.
LIVING ROOM	17'11" x 11'11" (5.46m x 3.63m) Central heating radiator.
DINING KITCHEN	18'5" x 14'4" (5.65m x 4.40m) Modern fitted units to floor and wall with wooden work surfaces. Electric hob and oven with extractor hood. Integral dishwasher and fridge freezer. Plumbing for washing machine. Sliding glass doors to the rear garden. Central heating radiator.
BEDROOM NO.2	11'1" x 10'11" (3.38m x 3.32m) Central heating radiator.
BEDROOM NO.3	10'5" x 9'3" (3.19m x 2.81m) Central heating radiator.
BATHROOM/WC	With white suite comprising panelled bath with thermostatic shower, washbasin and WC. Central heating towel rail. Fully tiled.

A staircase from the entrance hall leads to:

### FIRST FLOOR

BEDROOM NO.1	13'3" x 12'4" (4.06m x 3.79m) 2 x Velux windows. Fitted wardrobes. Central heating radiator. Double glass doors to Juliette balcony.
EN SUITE WET ROOM	With white suite comprising shower enclosure with thermostatic shower, washbasin and WC. Central heating radiator.

<u>OUTSIDE:</u>	INTEGRAL GARAGE 17'8" x 12'10" (5.38m x 3.90m). Light and power.
<u>SERVICES:</u>	All mains services are connected.
<u>TENURE:</u>	Freehold.
<u>COUNCIL TAX:</u>	Band 'D'
<u>PRICE:</u>	<b>£460,000</b>
<u>VIEWING:</u>	By appointment with the AGENTS Michael Hart & Company.
<u>DIRECTIONS:</u>	From our Bollington Office travel up Grimshaw Lane towards Kerridge. After passing under the aqueduct and by St John's primary school, turn left into Hurst Lane and then right into Gleave Avenue. The property will be found on the right hand side.
<u>ENERGY RATING:</u>	EPC rating 'TBC'
<u>FLOOR PLAN:</u>	



### 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.



