

AN IMMACULATE AND BEAUTIFULLY PRESENTED 3 BEDROOM
SEMI-DETACHED HOME WITH MANICURED GARDEN TO THE REAR,
DRIVEWAY AND DETACHED GARAGE,
IN A SOUGHT AFTER CUL-DE-SAC LOCATION



5 SANDY CLOSE, BOLLINGTON, MACCLESFIELD CHESHIRE, SK10 5DT

£425,000

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Set in a fantastic location within the village on a quiet cul-de-sac, viewings are highly recommended on this immaculate and beautifully presented three bedroom semi-detached home. The current owners have been meticulous in the way the property has been renovated throughout. The open plan lounge, dining room and garden room offers plenty of space, with the heated tiled floor and multi-fuel stove providing warmth throughout.

The extension to the rear has bi-fold doors opening onto the manicured lawn where you can sit round the gas fire pit and even enjoy a game of outdoor chess.

To the first floor is an entrance porch, hallway with dark tiled floor through to the modern fitted kitchen. The door from the hallway leads into the dining room, which is in the middle of the open plan ground floor, with the lounge to the front and the garden room to the rear. A useful utility space outside the back door and detached garage are accessed under a lean to roof providing shelter.

To the first floor are 3 bedrooms and a stunning bathroom, with large walk in shower, separate bathtub and washbasin, which is fully tiled.

Sandy Close is conveniently located for many of the amenities of Bollington. There is a choice of primary schools within walking distance, and local shops in Bollington are also within easy reach. Bollington leisure centre and playing fields are close by. 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.

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

GROUND FLOOR

ENTRANCE PORCH

HALL

Tiled floor. Central heating radiator.

LOUNGE

12'4" x 10'8" (3.78m x 3.30m). Bay window to front aspect. Multi-fuel stove in stone surround and marble hearth. Tiled floor with underfloor heating. Open to:

DINING ROOM

13'5" x 11'3" (4.13m x 3.47m). Tiled floor with underfloor heating. Open to:

GARDEN ROOM

17'9" x 11'1" (5.47m x 3.39m). Bar area. Tiled floor with underfloor heating. Bi-fold doors opening out onto the garden. 3x Velux windows.

KITCHEN

10'4" x 7'5" (3.18m x 2.29m). Fitted with modern units to floor and wall incorporating white ceramic sink with drainer. Electric oven and hob with extractor hood. Window into garden room. Back door leading to utility space and garage.

UTILITY ROOM

7'7" x 7'1" (2.37m x 2.19m). Plumbing for washing machine. Space for fridge and freezer. Belfast sink. Door into garage.

A staircase from the hall leads to:

FIRST FLOOR

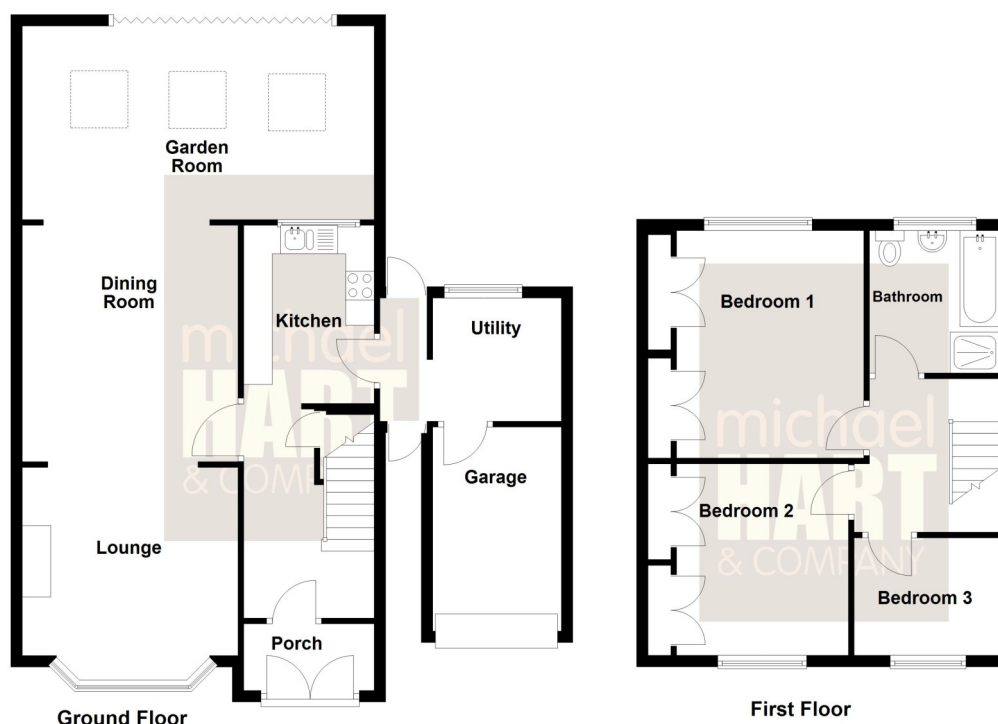
BEDROOM NO.1

11'4" x 11'3" (3.48m x 3.46m) Large fitted wardrobes. Window overlooking the rear garden. Central heating radiator.

BEDROOM NO.2

10'8" x 10'6" (3.31m x 3.25m) Large fitted wardrobes. Central heating radiator.

BEDROOM NO.3	7'7" x 7'5" (2.37m x 2.30m). Built in shelving. Central heating radiator.
BATHROOM	Modern 4 piece suite with WC, Large walk in shower enclosure with thermostatic shower. Bathtub. WC and pedestal washbasin. Fully tiled. 2x heated towel rails.
<u>OUTSIDE:</u>	Large garden to the rear as previously mentioned. Garden to the front and driveway leading to detached garage. Side gate for access to rear garden. Garden Shed. Greenhouse. Pond.
<u>SERVICES:</u>	All mains services are connected.
<u>TENURE:</u>	Freehold.
<u>COUNCIL TAX:</u>	Band 'D'
<u>PRICE:</u>	£425,000
<u>VIEWING:</u>	By appointment with the AGENTS Michael Hart & Company.
<u>DIRECTIONS:</u>	From our Bollington office travel up Henshall Road towards Macclesfield. Turn third left into South West Avenue and then second left into Sandy Close. The property can 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.

