

OFFERING AN OUTSTANDING OPPORTUNITY FOR DEPENDANT  
EXTENDED FAMILY LIVING, A WELL PRESENTED THREE DOUBLE  
BEDROOM END OF TERRACE HOME WITH A SELF CONTAINED ONE  
BEDROOM ANNEXE IN THE CENTRE OF THE VILLAGE



109 WELLINGTON ROAD, BOLLINGTON, MACCLESFIELD,  
CHESHIRE SK10 5HT  
**Offers Over £700,000**

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Opportunities such as this are rare. High quality accommodation for families and parents/dependents to live close by, yet independently, often involves compromise, however the space, layout and location of this property is likely to tick all boxes. For those looking for a lovely family home that offers outstanding independent annexed accommodation for relatives/dependents this will be ideal.

Located in the centre of the village, the house offers traditional three double bedroomed accommodation that has been extended in the past to create a spacious dining kitchen and sitting area with bi-fold doors opening out onto the rear patio.

To the ground floor is a useful entrance porch, large lounge with multi-fuel stove, dining room, extended kitchen with bright sitting area featuring Velux windows and bi-fold doors and a downstairs WC.

To the first floor are three double bedrooms including an impressive extended master bedroom and a family bathroom.

To the far side of the central courtyard is a detached and fully contained annexe, which includes a lounge, double bedroom with en-suite, kitchen and shower room. There is also a double garage and large storage area in the attic of the annexe, that could be used as office space.

There is parking on the paved courtyard as well as the garage. A lawned area to the front of the house and a raised seating/ BBQ area provide plenty of external space as well as the previously mentioned rear patio.

The house is conveniently located for many of the amenities in the village including primary schools just round the corner and shops that cater for everyday needs. Good pubs and restaurants are also within walking distance. 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 double glazing and gas fired central heating to the accommodation which comprises in more detail:-

**GROUND FLOOR:**

ENTRANCE HALL	Central heating radiator.
LOUNGE	21'9" x 17'8" (6.68m x 5.44m) With multi-fuel stove with stone tiled hearth. Large window into dining room. 2x central heating radiators.
DINING ROOM	12'1" x 11'0" (3.71m x 3.36m) Door from entrance hall and door into lounge. Open to Kitchen. Trapdoor leading to cellar. Central heating radiator.
KITCHEN	16'4" x 13'1" (5.02 x 4.02) Fitted with units to floor and wall. Space for large fridge freezer. Plumbing for dishwasher and washing machine and space for dryer. Range style gas cooker with 5 right gas hob and extractor hood. Stainless steel sink with drainer. Useful central island. Door to rear patio.
SUN LOUNGE	14'8" x 6'07" (4.54m x 2.07m) 2 x Velux windows. Bi-fold doors leading to rear patio. Central heating radiator.
WC	WC with washbasin. Part tiled. Central heating radiator.
CELLAR	16'4" x 10'8" (5.00m x 3.31m) With light and power. Central heating radiator.

Stairs from hallway lead to:-

**FIRST FLOOR:-**

LANDING	Central heating radiator.
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BEDROOM NO.1	22'6" x 12'1" (6.90m x 3.70m). Built in shelves. Storage cupboard. Central heating radiator.
BEDROOM NO.2	15'9" x 11'1" (4.85m x 3.40m) Built in shower cubicle with electric shower. Central heating radiator.
BEDROOM NO.3	13'1" x 8'3" (4.01m x 2.53m) Central heating radiator.
BATHROOM	Three piece suite with bathtub and shower attachment. WC and washbasin in vanity unit.
<b><u>ANNEXE</u></b>	
LIVING ROOM	23'5" x 10'2" (7.17m x 3.13m) Glass French doors leading to garden. Multi-fuel stove. Central heating radiator.
BEDROOM	12'5" x 11'0" (3.83m x 3.37m) Central heating radiator
EN-SUITE BATHROOM	3 Piece suite with bathtub and shower attachment. WC and pedestal washbasin. Central heating radiator. Part tiled
KITCHEN	10'3 x 9'2" (3.15 x 2.81m) Fitted with units to floor all wall. Plumbing for washing machine. Stainless steel sink with drainer. Electric oven and gas hob.
SHOWER ROOM	Electric shower in tiled enclosure. Part tiled. WC and pedestal washbasin. Central heating radiator.
ATTIC	Currently being used as storage but could be converted to office space. Velux windows.
<b><u>OUTSIDE:</u></b>	Central courtyard with parking. Double Garage with light and power. Patio area to rear and raised BBQ / seating area. Lawn.
<b><u>SERVICES:</u></b>	All mains services are connected.
<b><u>COUNCIL TAX:</u></b>	Band "D"
<b><u>TENURE:</u></b>	Freehold.
<b><u>PRICE:</u></b>	<b>Offers Over £700,000</b>
<b><u>VIEWING:</u></b>	By appointment with the AGENTS Michael Hart & Company, Bollington office 01625 575578.
<b><u>DIRECTIONS:</u></b>	From our Bollington office travel along Wellington Road towards Pott Shrigley. The house is approximately 50 yards away on the left hand side of the road.
<b><u>ENERGY RATING:</u></b>	TBC

#### **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.



