



**GASCOIGNE  
HALMAN**

CLARKE LANE, BOLLINGTON

THE AREAS LEADING ESTATE AGENT

£475,000

A Fabulous Stable Conversion

Great Location In Bollington

South Facing Garden And Parking For Two Vehicles

Enviably Countryside Views

Beautifully Presented Throughout

Viewing Highly Recommended

A charming stone built stable conversion offering well proportioned accommodation with Three bedrooms Two bathrooms and great sized ground floor space. The property enjoys a fabulous semi rural location with open views and having a private access road leading to the house.

The property stands in attractive private gardens and has parking for two vehicles.

In brief, the accommodation comprises of a good sized dining kitchen attractively fitted in a matching range of oak shaker style units with a tiled floor and a window to the front.

The main lounge has French doors leading to the rear garden, a window to the front aspect, oak flooring and a beautiful sandstone fireplace housing a living flame gas fire.

Adjoining the kitchen is a family room/second sitting room enjoying views to the front of the property and having a great sized understairs storage cupboard and the stairs to the first floor.

On the first floor are Three double bedrooms all accessed by oak doors, the master bedroom being of an excellent size with oak flooring and a Juliet balcony overlooking the stunning views in

addition to the South facing rear garden. This bedroom also benefits from an en-suite shower room. The further bedrooms are served by a good sized family bathroom with a freestanding bath and a walk in corner shower cubicle.

Outside there are two allocated parking spaces within the courtyard, lovely landscaped gardens and of course the far reaching spectacular views.

#### LOCATION

Bollington is a picturesque village, offering a range of local amenities, located within short driving distance to the Peak District and Macclesfield town centre.

Macclesfield is a thriving market town that provides a comprehensive range of shops, varied social and recreational amenities and good schools for children of all ages. For the commuter, Manchester International Airport and its connection with the North West motorway network are approximately thirty minutes away by car and the railway station in Macclesfield provides fast and frequent Intercity and commuter links with Manchester, London and the surrounding business centres.

#### DIRECTIONS

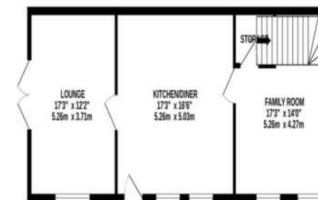
Entering Bollington from the Silk Road on Bollington Road (B5090) take the first turning on the right into Clarke Lane. The property can be found off a small lane on the right hand side after the Lord Clyde PH. POSTCODE: SK10 5AH

#### EPC RATING D CHESHIRE EAST BAND C

#### TENURE

We are informed by our client that the property is freehold and free from chief rent. Prospective purchasers are advised to confirm this point with their solicitor.

GROUND FLOOR  
568 sq.ft. (52.8 sq.m.) approx.



1ST FLOOR  
568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA: 1137 sq.ft. (105.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with floorplan 12024

## MACCLESFIELD OFFICE

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**GASCOIGNE  
HALMAN**

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