



**GASCOIGNE
HALMAN**

HENSHALL ROAD, BOLLINGTON

THE AREAS LEADING ESTATE AGENT

HENSHALL ROAD, BOLLINGTON



HENSHALL ROAD, BOLLINGTON

£675,000

A Fabulous Period Semi Detached House

Wonderful Accommodation Over Four Floors

Three/Four Bedrooms And Two Bathrooms

Spectacular South Facing Private Rear Garden

Stunning Open Plan Family Room And Dining/Kitchen With Two Further Reception Rooms

Lower Ground Floor With Sun Room, Cinema Room And Study

Good Sized Utility Room, Cloakroom/WC And Pantry

Situated In The Village of Bollington, On The Edge Of The Peak District



A fabulous semi detached period house offering large and extremely stylish accommodation over four floors, standing in magnificent South facing gardens.

This house needs to be viewed to fully appreciate the size of the accommodation on offer and the bright and airy feel throughout.

The property is situated in the village of Bollington and has off road parking for a number of vehicles. The property retains many lovely period features and in brief comprises of a spacious dining hall with stairs to the first floor, under stairs storage, uPVC sash double glazed window with plantation shutters to the front, wood flooring, a period style cast iron radiator and an open fireplace.

There are double sliding doors opening through into the sitting room with a floor length window to the side aspect and the wood flooring continues through into this room. There is a stunning fireplace with a stone hearth housing a wood burning stove and a staircase giving access to the lower ground floor. The sitting room also has a period style cast iron radiator.

One of the fabulous features of this home is the large open plan family room and dining kitchen. This room has huge sliding glass doors leading to the large raised terrace which overlooks the garden.

The kitchen area is fitted in a high quality range of bespoke graphite grey units with granite work surfaces, a Belfast sink and a large island with induction hob and integrated extraction unit. The tall fridge, separate tall freezer and dishwasher are all integrated, A uPVC sash double glazed window overlooks the garden aspect.

There is a large sitting area with ample room for a dining table. This room is extremely light and airy with a vaulted ceiling and is South facing. It has three Velux windows and a large letterbox window to the front aspect plus it has a modern radiator but also benefits from under floor heating.

The lower ground floor having a hallway giving access to the impressive cinema room which could easily be used as a fourth bedroom, having a window to the front aspect and an attractive cast iron central heating radiator.

There is a useful utility room, a cloak room and a cloakroom/WC.

There is a large pantry room with granite work surfaces, built in floor to ceiling cupboards, stone floor and a Belfast style sink.

The sun room has a variety of uses being extremely light with bi-folding doors, French doors and windows overlooking the garden. There is a vaulted ceiling with a Velux window and a tiled floor.

Off the sun room is a good sized study with a window taking in the full view of the wonderful garden.

To the first floor the landing gives access to all the rooms, the master being of a great proportion with two new uPVC double glazed sash windows overlooking the South facing rear garden, a walk-in wardrobe, a well-proportioned en-suite having a panelled bath, WC and wash hand basin.

The second bedroom is a large double with uPVC double glazed sash windows to the front aspect and a double built in wardrobe.

The family shower room has been attractively refitted in a modern suite with a walk-in shower, wall hung wash basin and matching WC with an electric radiator.

The third bedroom is on the second floor and is a good sized double with large amounts built in wardrobes and eaves storage space and has a double glazed Velux window.

Outside the house stands in the most magnificent gardens which are accessible from both the lower ground floor and the ground floor as well as through a secure gate from the front of the property. There is a large raised terrace area which takes in the full view of the garden with steps down onto a patio area with space for sun loungers, which in turn opens onto the lawn area and then a further slated area at the rear with a shed for storage. There are two outside taps plus power outlets.

The garden is extremely private being fully enclosed by mature hedging and trees.

The front of the property has off road parking for multiple vehicles.

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.

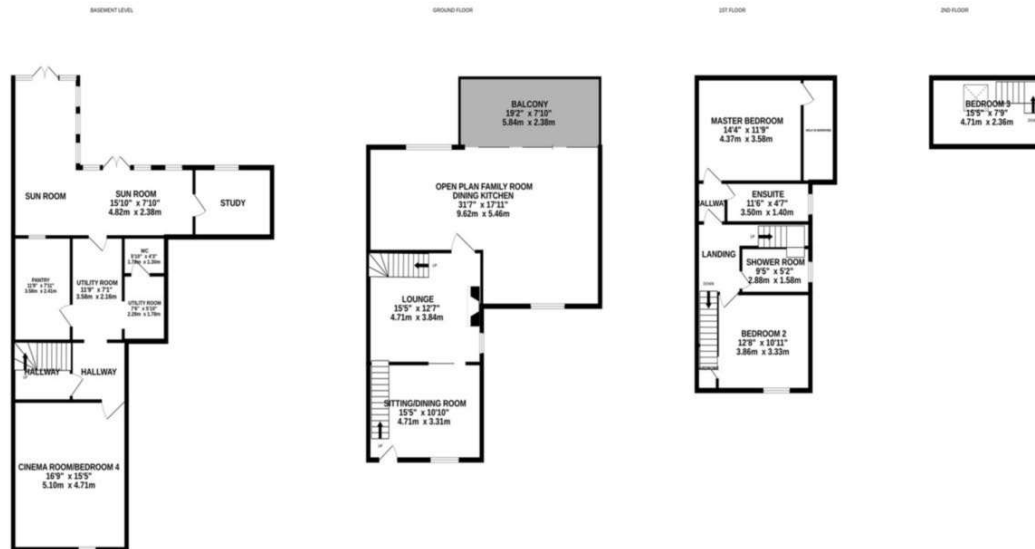
Macclesfield is a thriving market town that provides a comprehensive range of shops, varied social and recreational amenities and good schools for children of all ages. For the commuter, Manchester International Airport and its connection with the North West motorway network are approximately thirty 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

Leaving Macclesfield along the Silk Road, at the roundabout signposted Bollington turn right into Bollington Road, which after a short distance continues into Henshall Road. POSTCODE: SK10 5DN

EPC RATING D CHESHIRE EAST BAND E

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.



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024.

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