



**GASCOIGNE
HALMAN**

58 BOLLINGTON ROAD, BOLLINGTON ROAD,
BOLLINGTON, MACCLESFIELD

THE AREAS LEADING ESTATE AGENT



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410,000

A stunning beautifully refurbished and extended stone build Link detached double from house. Is property needs to be viewed internally to fully appreciate. Lovely landscaped gardens.

A Fabulous Stone Built Link Detached Home.

Situated In A great Location In Bollington.

Beautifully Landscaped Rear Garden With A Large Storage Shed.

Absolutely Stunning Accommodation Throughout With A Lovely Open-Plan Feel.

Restored/Refurbished Accommodation.

Three Double Bedrooms And Bathroom.





DESCRIPTION

A most attractive double fronted stone built link detached home, this property has been painstakingly restored to an extremely high standard by the current owners. This house really does have a 'Wow' factor and enjoys the best of both worlds of having the fabulous period features yet having all new fittings, new electrics, new boiler, re-plastered walls, stunning kitchen and bathroom. No stone has been left upturned with the refurbishment of this house, it also enjoys a beautifully landscaped garden with large timber clad brick built shed with electricity points, could be used as an office space and outdoor WC. The accommodation of which must be viewed internally to appreciate, comprises of an entrance hall with stairs to the first floor and lovely oak doors giving access through into the reception rooms. Take the right hand door into the lovely lounge with a fabulous original exposed brick, chimney breast with limestone hearth housing a wood burning stove, herring bone flooring, period style radiator and window to the front, this lounge opens straight through into the large open-plan family room and dining/kitchen. The kitchen is beautifully fitted in a quality range of units with integrated appliances, island unit with breakfast bar seating, ample room for a large kitchen table and French doors and windows overlooking the garden, from this area it opens through to the family room with window to the front aspect. On the first floor the landing with oak doors gives access to the two large double bedrooms to the front and a further double bedroom with window to the rear, the bathroom has been beautifully re-fitted in a three piece suite with shower over the bath and quality period style fittings. Outside to the rear of the property the garden has been beautifully landscaped with a raised seating area, large patio, feature Pizza oven and the rest of the garden is laid to lawn, outside period style WC, large timber clad, brick built shed with electricity points.

DIRECTIONS

SAT-NAV SK10 5EJ

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.

TENURE

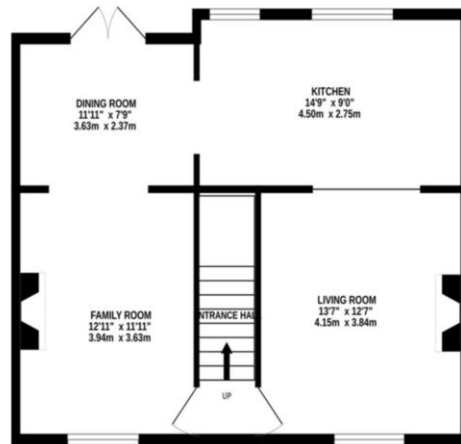
Freehold

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.

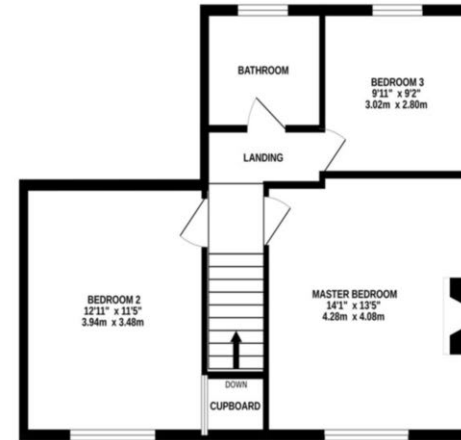
LOCAL AUTHORITY

CHESHIRE EAST BC CTB C

GROUND FLOOR
621 sq.ft. (57.7 sq.m.) approx.



1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 1156 sq.ft. (107.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

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