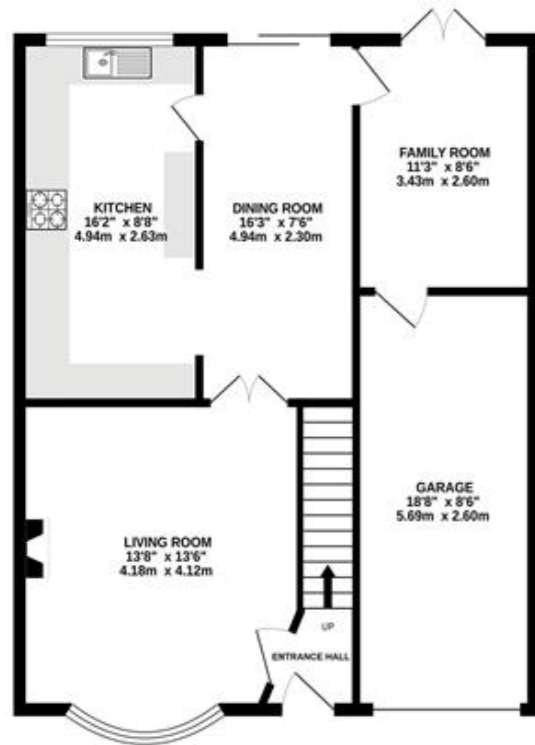
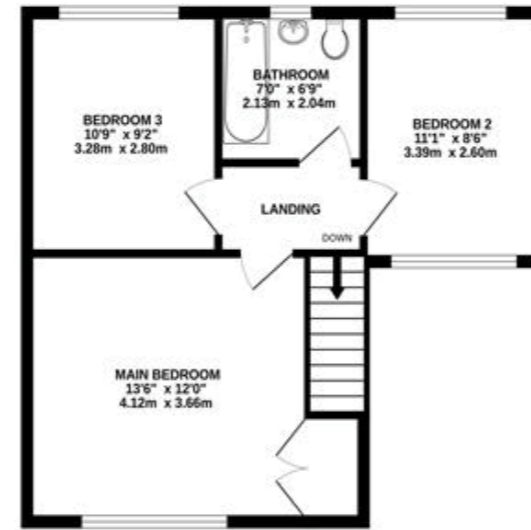


49 CROSSFIELD ROAD
 Bollington
£347,500

GROUND FLOOR
 742 sq.ft. (68.9 sq.m.) approx.



1ST FLOOR
 463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA: 1205 sq.ft. (111.9 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 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.

THE AREAS LEADING ESTATE AGENCY

Prestbury
 8 The Village, PRESTBURY SK10 4DG
 01625 827467 prestbury@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

A substantial semi-detached house measuring around 1,200 sq ft, offering 3 large doubled bedrooms and no chain.

- NO ONWARD CHAIN
- THREE LARGE DOUBLE BEDROOMS
- AROUND 1,200 SQ FT OF HOUSE

- GOOD SIZE REAR GARDEN
- DRIVEWAY PARKING WITH SINGLE GARAGE

£347,500

49 CROSSFIELD ROAD

Bollington



DESCRIPTION

Located in the beautiful Bollington village, this fantastic house offers both excellent living accommodation, combined with three substantial double bedrooms.

In brief, the ground floor comprises of a spacious living room with a large bay window leading to an open-plan kitchen/dining area through double doors. To the rear of the dining room, there is access to the patio through sliding doors as well as a separate family room with rear double doors and access to the garage integral single garage.

On the first floor, there are three well-sized bedrooms which all provide fitted wardrobes. The first floor also has a family bathroom. Landing with loft hatch..

Externally, to the rear there is a great sized lawn area along with a small patio. The front of the property offers a driveway for 2 cars and access to the garage, as well as a very attractive landscaped front garden.

LOCATION

Bollington (Voted as one of the best places to live in the North West in the Sunday Times 2020) is a charming & picturesque village offering a number of local amenities, including a host of shops, cafes, pubs & restaurants, located just a short drive from both open countryside and Macclesfield town centre.

For the commuter, Manchester International Airport and its connection with the North West motorway network are approximately 20 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

For SatNav purposes: SK10 5EA

TENURE

Freehold - to be verified by solicitors

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East - Council Tax Band: D

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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GASCOIGNE HALMAN