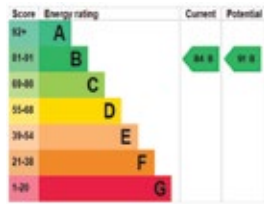
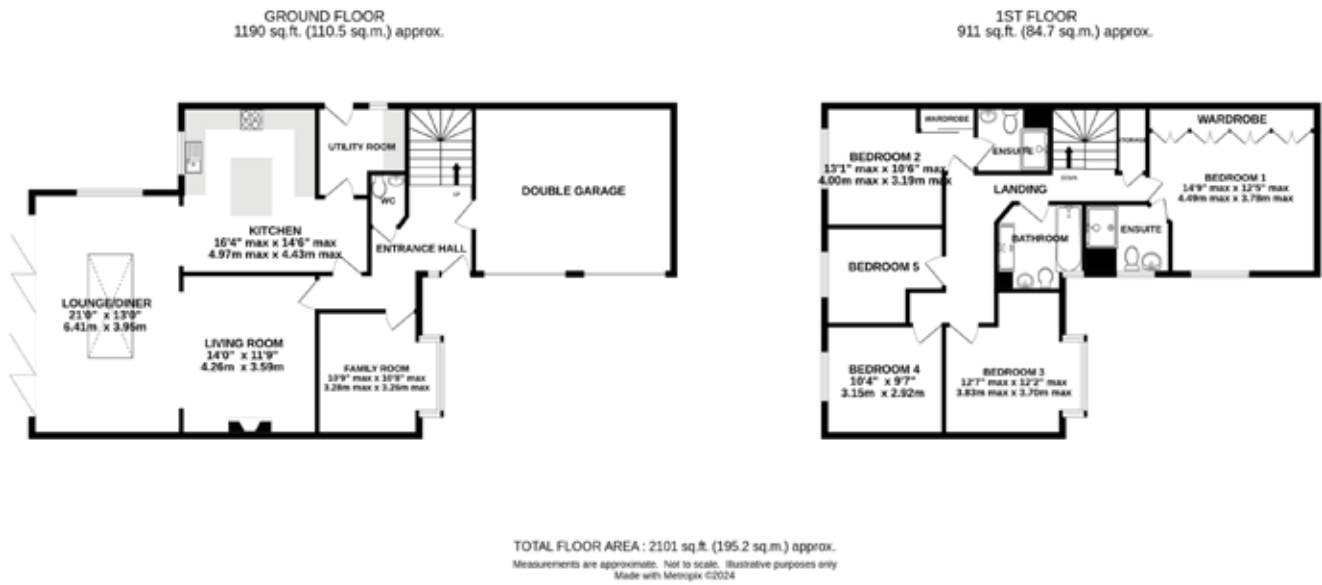


51 LEAT PLACE,
Bollington
£725,000



NOTICE
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THE AREAS LEADING ESTATE AGENCY

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01625 827467 prestbury@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

An extended 5-bedroom detached house in Bollington's Waterhouse Mill development, offering over 2,100 sq ft, with a delightful open-plan kitchen diner living area, double garage, and plenty of parking.

- OVER 2,100 SQ FT
- OPEN PLAN KITCHEN DINING LIVING
- WATERHOUSE MILL DEVELOPMENT

- FIVE BEDROOMS
- EXTENDED DETACHED HOUSE
- DOUBLE GARAGE

£725,000

51 LEAT PLACE

Bollington



DESCRIPTION

51 Leat Place, Bollington is a stunning extended detached family home house that offers modern versatile accommodation while overlooking woodland and a pretty stream. This exceptional property boasts five spacious bedrooms, three modern bathrooms (two with en suites), and three reception rooms, making it the perfect home for families or those who love to entertain.

As you enter the property, you are greeted by a bright and welcoming hallway that leads to the heart of the home - an impressive open plan, extended kitchen dining living area. This fabulous space features modern fittings and fixtures, including a range of high-end appliances, a large

island unit, log burner, and bi-fold doors leading to the garden. A small living room/snug, a WC, and a separate utility room completes the ground floor accommodation. To the first floor, five great-sized bedrooms with the main bedroom and second bedroom both offering en suites, finished to a high standard.

The property also benefits from a well-established garden, with a Cheshire stone patio, and vine-covered pergola creating a great outdoor dining space with ambient lighting and power points. A double garage and driveway provide ample space for parking, an electric vehicle charging point and extra storage with a garden shed make for modern living.

The property is situated in the highly sought-after Waterhouse Mill development, which offers a peaceful and tranquil setting, while also being in the heart of Bollington Village and a close to local amenities.

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

Sat Nav: SK10 5DB

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 BC - Council Tax Band: F

VIEWING

Viewing strictly by appointment through the Agents.

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



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