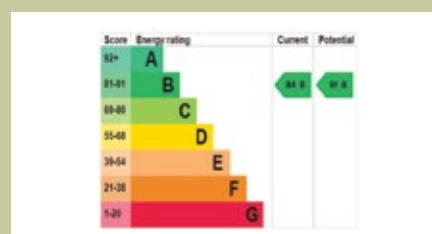
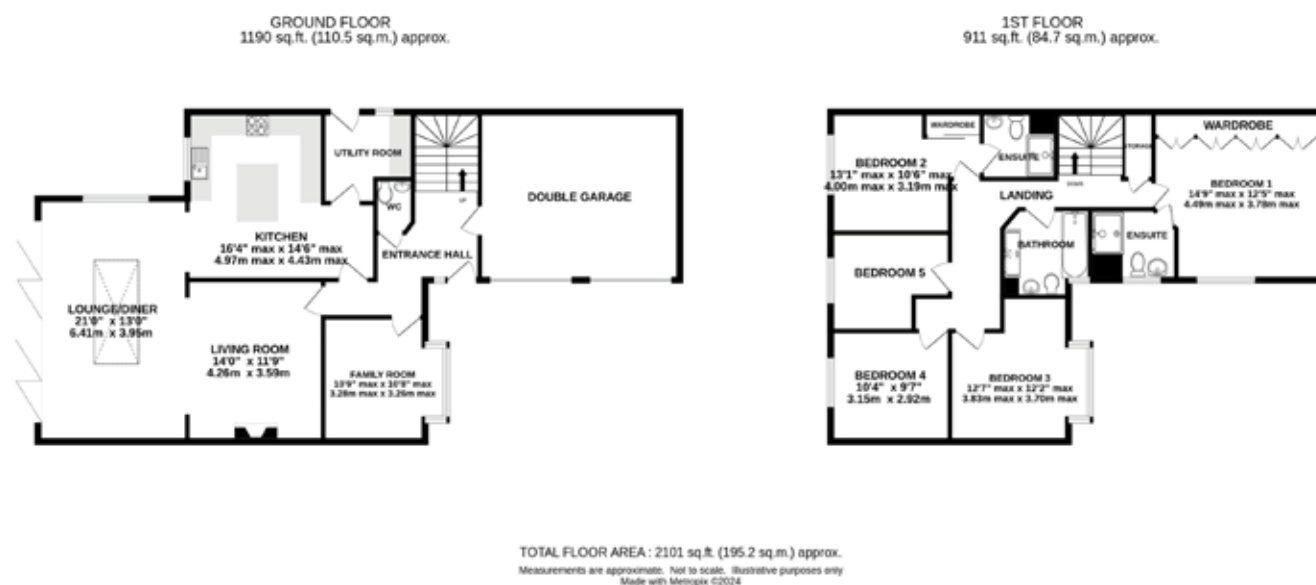


51 LEAT PLACE,
Bollington
GUIDE PRICE
£675,000



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.

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

GUIDE PRICE
£675,000

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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