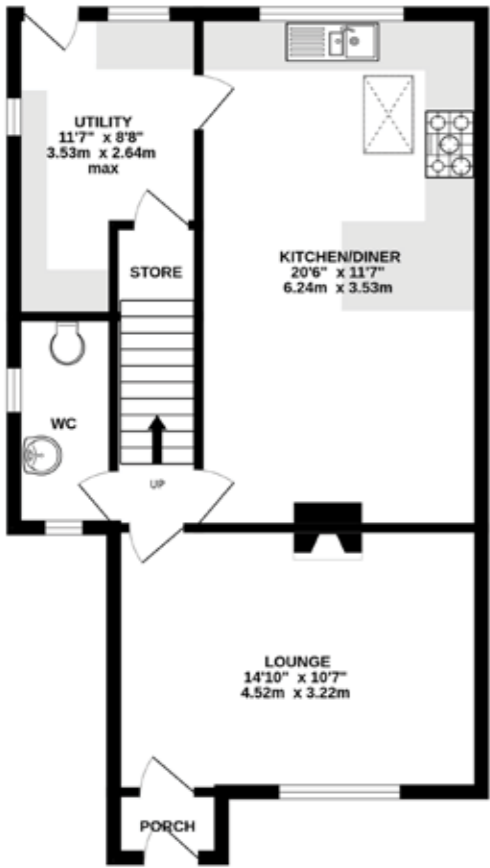


64 WELLINGTON ROAD
Bollington
£425,000



GROUND FLOOR
549 sq.ft. (51.0 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA: 987 sq.ft. (91.7 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.

THE AREAS LEADING ESTATE AGENCY

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

gascoignehalman.co.uk



GASCOIGNE HALMAN

An extended 1930's semi-detached house situated in the popular village of Bollington. Designed for modern living with an open plan dining/kitchen, off road parking and landscaped gardens.

- VILLAGE LOCATION
- OFF ROAD PARKING FOR 2 CARS
- OPEN PLAN DINING/KITCHEN

- CLOSE TO LOCAL AMENITIES
- ELEVATED POSITION

£425,000

64 WELLINGTON ROAD

Bollington



Wellington Road is situated in the heart of the popular village of Bollington, with Prestbury, Poynton and Macclesfield just a short drive away. The village is a stone's throw from the lovely open Cheshire countryside and offers many local amenities, including an excellent primary school. The house offers an enclosed porch which opens into a spacious lounge with log burner and feature media wall. The elevated position allows you take in picturesque views over the village and beautiful sunsets. The modern open plan dining/kitchen is complimented with breakfast bar, integrated appliances and range cooker. A large separate utility room and downstairs WC completes the ground floor.

The first floor comprises of three bedrooms and a modern family bathroom, with the main bedroom benefiting from a walk in wardrobe providing ample storage. The second bedroom is a good sized double to the front and the third bedroom to the rear comes with fitted wardrobes. From the landing there is loft access which is part boarded and provides an excellent storage space. To the rear, a well designed, landscaped garden leads to an excellent decked terrace, perfect for alfresco dining and entertaining. Beyond the terrace is parking for two cars and a substantial shed for storage.

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.

DIRECTIONS

SAT NAV: SK10 5JH

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: C

VIEWING

Viewing strictly by appointment through the Agents.

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



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