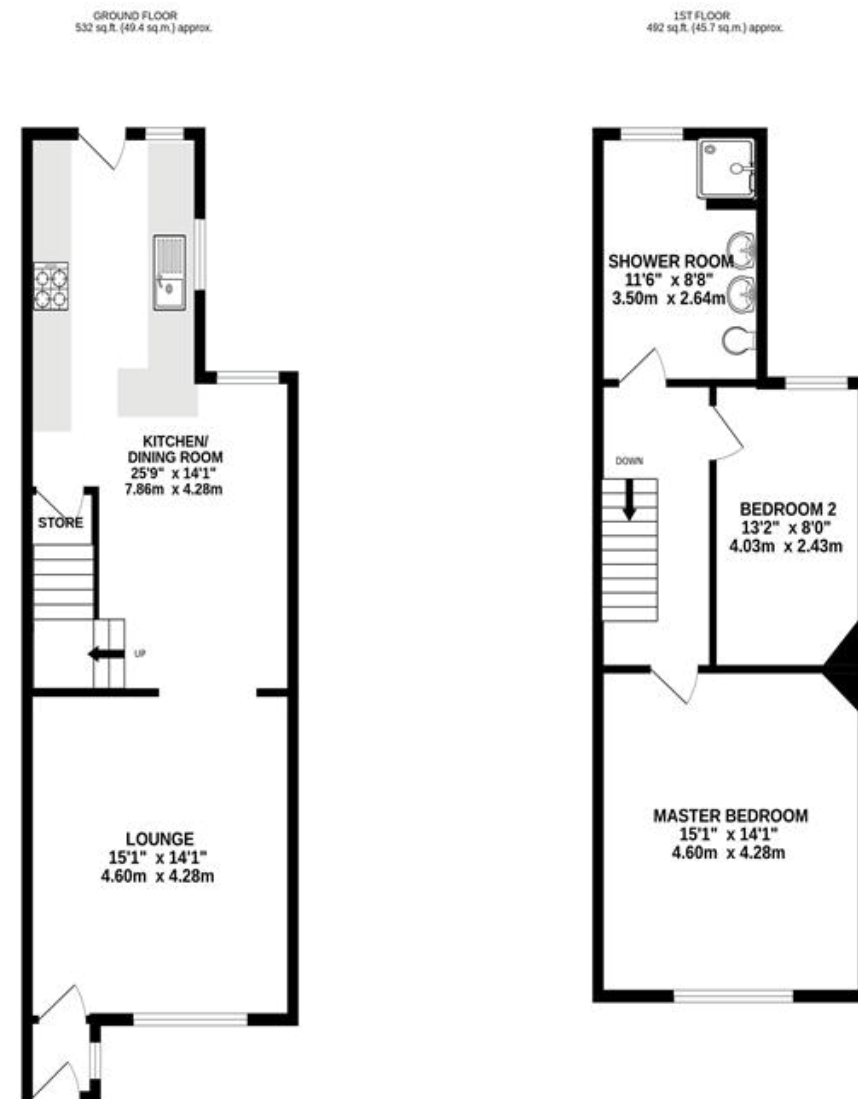


92 WELLINGTON ROAD
Bollington, Macclesfield
£325,000



TOTAL FLOOR AREA: 1023 sq.ft. (95.1 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
8 The Village, PRESTBURY SK10 4DG
01625 827467 | prestbury@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

A Beautifully Updated Victorian Terrace
situated in the Heart of Bollington

- CENTRAL BOLLINGTON LOCATION
- OVER 1,000 SQ FT
- VICTORIAN STYLE TERRACE

- PERIOD FEATURES
- SOUTH EASTERLY FACING REAR ASPECT
- NO ONWARD CHAIN

£325,000

92 WELLINGTON ROAD

Bollington, Macclesfield



DESCRIPTION

Elevated from the road in a prime position on Wellington Road, this attractive Victorian terraced house offers a perfect blend of period charm and contemporary style. Situated in the picturesque town of Bollington, the property is ideally located for access to all local amenities.

A small yet practical porch welcomes you into the bright and spacious open-plan ground floor. The generous lounge at the front seamlessly flows into the kitchen and dining area at the rear, creating a superb space for modern living. With high ceilings and large windows throughout, the home is flooded with natural light.

The kitchen is fitted with a range of modern units and features a convenient breakfast bar. Upstairs, two well-proportioned double bedrooms are served by a stylish wet room-style shower room. Externally, the property benefits from a small front garden set back from the road, while to the rear there is a private courtyard garden - ideal for relaxing or entertaining.

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 5HT

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: C

VIEWING

Viewing strictly by appointment through the Agents.

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



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