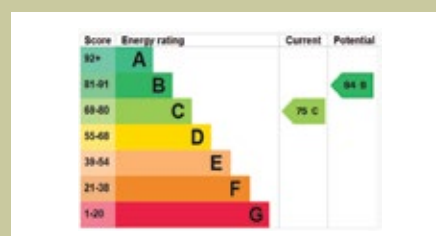
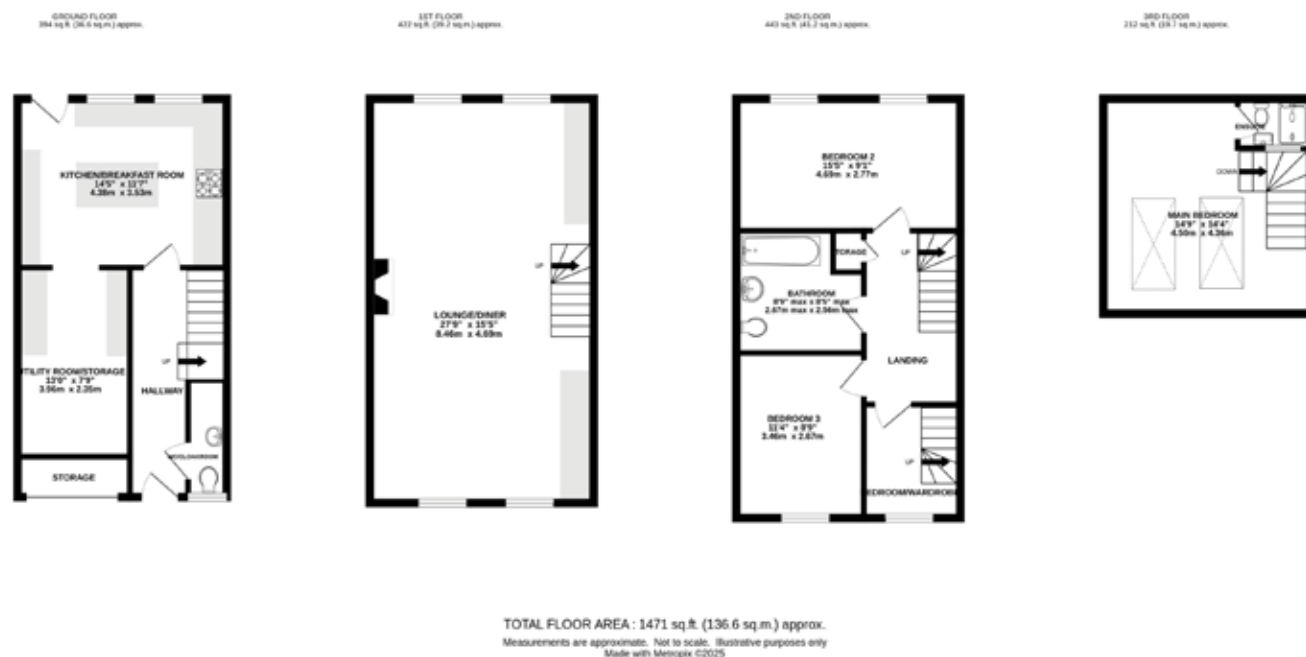


11 DYERS COURT
Bollington, Macclesfield
OFFERS OVER
£350,000



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

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

gascoignehalman.co.uk



GASCOIGNE HALMAN

A magnificent townhouse which has been presented to a high standard, enjoying views to the front towards White Nancy.

- TOWN HOUSE
- VIEWS OF WHITE NANCY
- LARGE OPEN PLAN LIVING/DINING

- RECENTLY RE-FITTED KITCHEN WITH ISLAND UNIT
- BRIGHT AND AIRY HOUSE

**OFFERS OVER
£350,000**

11 DYERS COURT
Bollington, Macclesfield



DESCRIPTION

This fantastic town house occupies a sought after location and is one of only three townhouses on the development to have additional accommodation on the top floor with the benefit of a Velux Cabrio balcony giving a stunning view of the White Nancy. In brief the accommodation comprises on the ground floor of an entrance hall with cloakroom/WC off to the right. A recently refitted dining/kitchen with access to a large utility area with storage which has been converted from the garage. The first floor level offers a large open living and dining space with a delightful dual aspect which enjoys views

over open countryside. With a feature fire place, built in office space and bar area, this makes the room a real multi-functional space for all. The second floor provides two further bedrooms and a family bathroom together with a study/dressing room. The third floor level opens up to create the main bedroom and recently refitted en-suite shower room. Outside there are manageable gardens. To the rear there is a small enclosed patio garden and space for a shared seating area to the front of the property. A tarmacadam driveway provides off road parking.

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 5GG

TENURE

Leasehold - 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: E

VIEWING

Viewing strictly by appointment through the Agents.

T W E N T Y N E T W O R K E D O F F I C E S T H R O U G H O U T C H E S H I R E , S O U T H M A N C H E S T E R & T H E H I G H P E A K



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