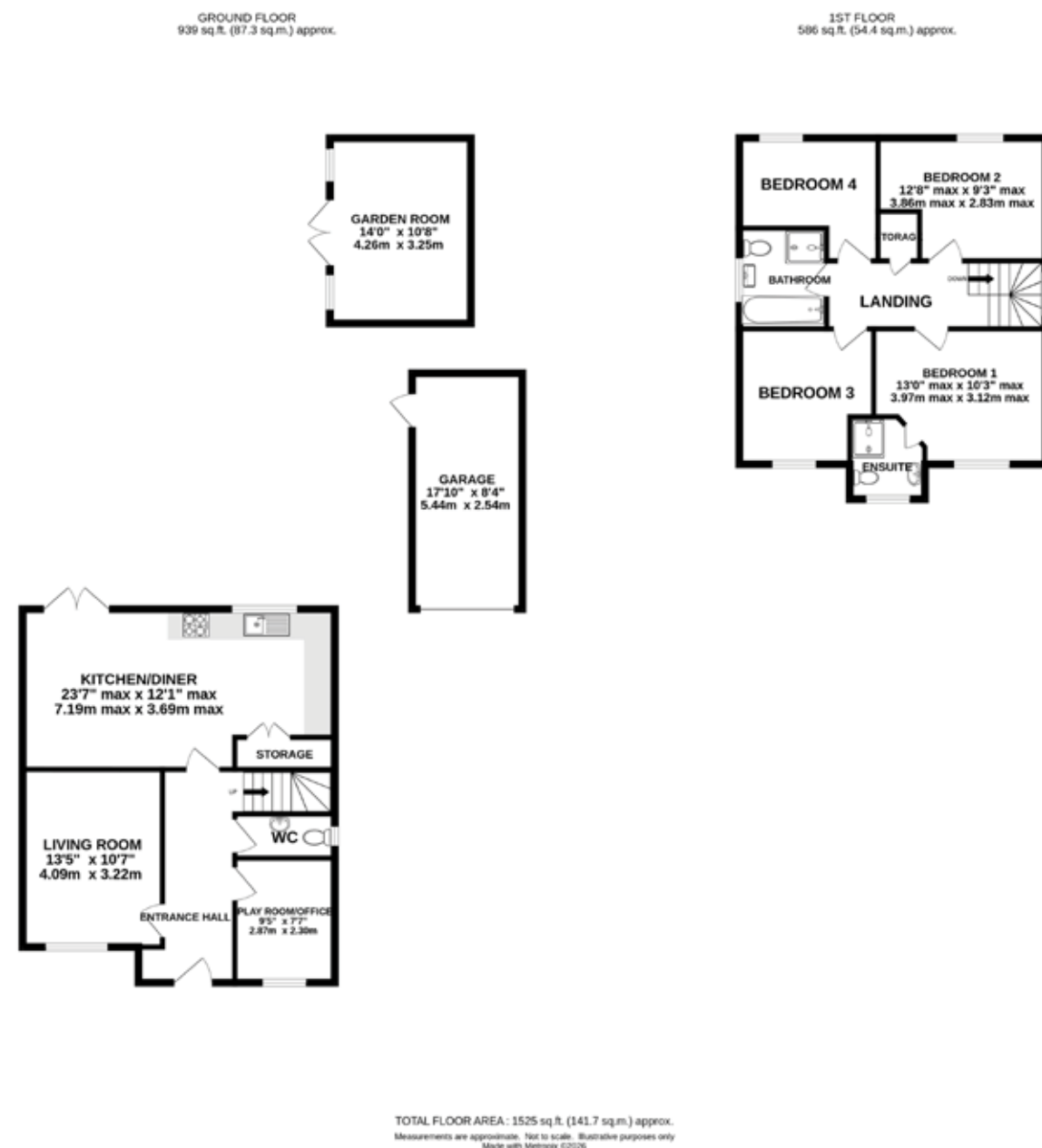


**10 WATERWHEEL WAY**  
Bollington, Macclesfield  
**£539,950**



**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](mailto:prestbury@gascoignehalman.co.uk)

[gascoignehalman.co.uk](http://gascoignehalman.co.uk)



**GASCOIGNE HALMAN**



- FOUR BEDROOM DETACHED HOME
- MODERN FINISHES THROUGHOUT
- LOW MAINTENANCE GARDEN

- DETACHED GARAGE AND GARDEN ROOM
- LOCATED IN THE HEART OF BOLLINGTON

£539,950

10 WATERWHEEL WAY

Bollington, Macclesfield



#### DESCRIPTION

Situated on the recently built and highly regarded Waterhouse Mill development by Bellway Homes, this fantastic property enjoys a central Bollington location while being surrounded by some of the area's most beautiful countryside, making it ideal for keen walkers. Having been redecorated and re-carpeted within the last year, the house is presented in excellent condition and offers an ideal family home.

In brief, the accommodation comprises a welcoming entrance hallway, a downstairs WC, and a study/ playroom. To the rear of the property is a bright and modern open-plan kitchen/diner with double doors

opening onto the rear garden, while a separate living room overlooks the front of the house. To the first floor are four well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room. A stylish family bathroom serves the remaining bedrooms. Externally, the property offers off-road parking to the side for multiple vehicles, along with a detached garage fitted with an electric roller door. To the rear is a well-proportioned, low-maintenance garden, mainly laid with artificial lawn and complemented by patio seating areas, providing an excellent space for both entertaining and relaxation. The garden also features a large garden room, complete with power, lighting, and heating.

#### LOCATION

The historical Village of Prestbury is regarded as one of the most picturesque villages in Cheshire. Suitable for a broad demographic the Village boasts excellent access to all the amenities of the general area ; Railway Station, Local shops, Restaurants & Bars/Pubs, a highly regarded Primary School, Tennis Club & Prestbury Golf Club to name a few. Alderley Edge & Wilmslow are only a very short distance away offering more comprehensive facilities and the town of Macclesfield is a very short distance with a direct link to London Euston in approx. 1 hour 40 mins. Manchester Airport and the motorway network are within 20 minutes drive.

#### DIRECTIONS

For SatNav Purposes: SK10 5DQ

#### TENURE

Freehold. Subject to confirmation 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 - BAND E

#### VIEWING

Viewing strictly by appointment through the Agents.

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



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