





## 12, Greenbank Drive, Macclesfield, Cheshire SK10 5LW

Situated in the charming village of Bollington, Greenbank Drive is one of the area's most sought-after addresses being in close proximity to the canal and the beautiful Peak District. Perched on the hillside offering wonderful panoramic views over the village and beyond, it provides spacious family accommodation in a pleasant cul de sac location. Presented in good order throughout with gas-fired central heating and solar panels, complimented by uPVC double glazing, there is still scope for some updating if desired to suit one's own taste.

In brief, the accommodation comprises on the ground floor; a covered porch, entrance hall, lounge, dining room, breakfast kitchen, utility room, guest room/study, and shower room, whilst to the first floor, there are four generously proportioned bedrooms and a family bathroom with a four-piece suite.

To the front of the property, there is a well-stocked garden area that lies adjacent to the driveway which provides ample off-road parking and access to the garage. To the rear, there are additional fully enclosed gardens with a paved patio and a small set of steps leading to a neat lawn with well-stocked flower beds and borders.

Bollington is a town that never stands still, with a constant stream of artistic and volunteer endeavours from the championship Bollington Brass Band (North West 1st section), the Festival Choir, Bollington Light Opera Group (BLOG), and the Festival Players, to name a few. The town provides excellent walking, cycling, and riding routes, including along the Macclesfield Canal and the beautiful Peak District is just a short car journey away. An increasing network of restaurants, delis and bars all help to combine to provide a wonderful local village atmosphere and a delightful area in which to live.

Residents of Macclesfield have access to good transport links, including national motorways, major roads and train networks, including the West Coast Line direct to London. with Manchester International Airport is only thirteen miles away by road.

Proceed out of Macclesfield along the Silk Road in a northerly direction. At the second roundabout, take the third exit signposted Bollington (B5090). Proceed towards the village and after a short drive, turn right immediately after passing the library into Hurst Lane. Greenbank Drive is the second turning on the right-hand side.

**Viewing: By appointment with Holden and Prescott 01625 422244**

## **Covered Porch**

Courtesy light.

## **Entrance Hall**

Understairs storage. Double panelled radiator.

## **Lounge**

16'10 x 14'7

An open dog grate fireplace set within an attractive stone and slate surround with inglenook shelving inset. T.V. aerial point. uPVC double glazed window. Radiator. Archway through to the Dining Room.

## **Dining Room**

9'7 x 8'3

Double glazed sliding patio doors to the rear garden. Double panelled radiator.

## **Kitchen**

12'0 x 11'2

A single drainer one and a half bowl composite sink unit with mixer taps and base units below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. Built-in Bosch double oven. Built-in four ring induction hob with extractor canopy over. Plumbing for automatic dishwasher. Space for fridge/freezer. Fully tiled walls. uPVC double glazed window. Radiator.

## **Study/Guest Room**

11'4 x 6'4

uPVC double glazed window. Radiator.

## **Shower Room**

Fully tiled shower cubicle with electric Triton shower. Vanity wash hand basin. Low suite W.C. Fully tiled walls. Tiled floor. Radiator.

## **Utility Room**

8'7 x 5'9

A single drainer stainless steel sink unit with mixer taps and base unit below. Plumbing for automatic washing machine. Logic gas central heating and domestic hot water combination boiler. uPVC double glazed window and door to rear garden. Tiled flooring. Built-in storage cupboard.



### **Landing**

Loft access.

### **Bedroom One**

14'10 x 13'11

A comprehensive range of built-in wardrobes. uPVC double glazed window. Radiator.

### **Bedroom Two**

12'2 x 11'7

uPVC double glazed window. Radiator.

### **Bedroom Three**

13'7 x 11'6

uPVC double glazed window. Radiator.

### **Bedroom Four**

14'0 x 6'3

uPVC double glazed window. Radiator.

### **Bathroom**

The suite comprises a fully tiled shower cubicle with electric shower over, a corner bath with mixer taps, a pedestal wash basin and a low suite W.C. uPVC double glazed window. Fully tiled walls.

### **Outside**

#### **Garage**

Up and over door. Power and light.

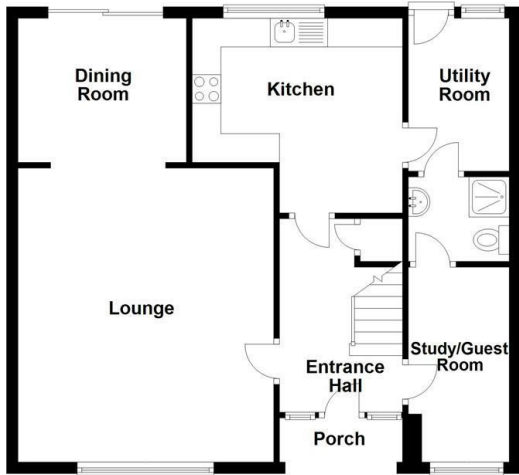
#### **Gardens**

To the front of the property there is a good sized driveway providing off-street parking and access to the integral garage as well as a neat lawned garden with beds and borders. To the rear of the property there are additional fully enclosed gardens with neat raised flower beds and borders and mature hedging.

**£450,000**

**HOLDEN & PRESCOTT**

Ground Floor



First Floor



