





25, Church Street, Macclesfield, Cheshire SK10 5QD

Located within a short walk of the heart of the ever popular village of Bollington, this well presented mid terrace property offers spacious accommodation and outstanding views onto White Nancy, all of these features combining well to provide a lovely family home in a most delightful setting.

On the ground floor there is a porch, entrance vestibule, lounge, newly fitted dining kitchen, cloakroom and a conservatory. To the first floor there are three bedrooms and a bathroom. From the landing via a fixed staircase there is an attic space with a large velux window and separate toilet. The property is warmed by gas central heating and uPVC double glazing is installed.

The property is set behind a front garden with borders and an off road parking space. The garden to the rear is fabulous space for all the family with two decks, a lawn and borders. The garden has a westerly aspect and enjoys the best of the afternoon and evening sun.

Bollington is a town which 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), the Festival Players to name a few. Tourism is increasingly important and the town provides excellent walking, cycling or riding routes.

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. Manchester International Airport is only thirteen miles away by road.

Proceed out of Macclesfield along the Silk Road. At the second roundabout, take the third exit signposted Bollington into Bollington Road. Continue into Henshall Road and through the viaduct into Palmerston Street and through the village, and at the roundabout, turn right into Church Street, where the property can be seen on the right-hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Porch

Composite front door. Stone flooring. uPVC double glazed window.

Entrance Vestibule

Composite inner front door with double glazed panel. Meter cupboard. Handrail to the staircase. Single panelled radiator.

Lounge

14'0 x 11'10

Open fireplace set within an exposed brick surround with tiled hearth and wooden mantel. T.V. aerial point. uPVC double glazed window to the bay. Double panelled radiator.

Dining Kitchen

17'4 x 9'1

Belfast sink with mixer tap and base cupboard below. An additional range of base and eye level cupboards with contrasting work surfaces and tiled splashbacks. Space and gas point for a range style cooker. Plumbing for a washing machine. Integrated appliances include a tumble dryer and dishwasher. Space for a fridge/freezer. Downlighting. Ceiling cornice. Fitted shelving. uPVC patio doors onto the Conservatory. uPVC double glazed window. Vertical radiator.

Cloakroom/W.C.

Hand basin with mixer tap. Low suite W.C. Partially tiled walls. Window.

Conservatory

11'6 x 11'1

Permanent roof with downlighting. Laminate flooring. uPVC patio doors onto the garden. Double panelled radiator.

First Floor

Landing

Spindle balustrade to the staircase. Double panelled radiator.

Bedroom One

11'2 x 10'11

uPVC double glazed window. Double panelled radiator.



Bedroom Two

10'9 x 9'7

uPVC double glazed window. Single panelled radiator.

Bedroom Three

10'10 x 1'7 reducing to 6'11

Clever storage space with overhead shelving, hanging rail and additional shelving. uPVC double glazed window. Double panelled radiator.

Bathroom

The suite comprises a panelled bath with mixer tap and thermostatic shower over, a pedestal wash basin and a low suite W.C. Partially tiled and partially panelled walls. Mirrored bathroom cabinet. Cupboard housing the Worcester combination style condensing boiler. uPVC double glazed window. Chrome heated towel rail.

Second Floor

Attic Space

17'2 x 10'1 at maximum

Eaves storage. Large Velux window. Laminate flooring. Spindle balustrade to the staircase. Single panelled radiator.

W.C.

Pedestal wash basin with tiled splashback. Low suite W.C. Mirrored bathroom cabinet.

Outside

Gardens

To the front of the property there is a Tarmacadam driveway with parking for one car as well as mature borders with bushes and shrubs. A pathway leads to the front door and a ginnell via which the rear garden can be accessed. The garden to the rear is fully enclosed within fenced and hedged borders and has been landscaped over the years to incorporate numerous different spaces including two deckings, a flagged patio, borders and a decent sized lawn. Included within the sale of the property is a large timber garden shed. The garden enjoys a south westerly aspect and gets the best of the afternoon and early evening sun.





