





36, South West Avenue, Bollington, Cheshire SK10 5DS

An opportunity exists to purchase a spacious family home on a quiet residential road that borders open farmland and features stunning views beyond the large, mature garden. South West Avenue is recognised as one of the finest residential locations in Bollington.

This is a lovely detached, extended home offering well-proportioned rooms with good natural lighting. It also benefits from a beautiful garden to the rear. The property has been maintained to a high standard and has the benefit of both gas fired central heating and uPVC double glazing.

In brief, the accommodation comprises to the ground floor, a porch, large entrance hall, lounge and a garden room with patio doors. A spacious dining kitchen leads to a utility room and a side porch with cloakroom. To the first floor there is a generous master bedroom with en-suite bathroom, four additional spacious bedrooms and a family bathroom.

The property is set back from the road behind a tarmac driveway which allows off-road parking for several cars as well as access to the garage. The large rear garden provides the perfect outside space for this impressive home. Effectively landscaped, it incorporates a large lawn, decorative beds and a sheltered patio. The garden enjoys the best of the morning and afternoon sun and provides countryside views.

Bollington is a popular location being a town which still feels like a village. It has an active community which ensures there are plenty of volunteers to support many events each year. It also hosts the Bollington Festival and has many clubs and societies. There are several good local primary schools with pupils then transferring to secondary schools in Macclesfield. There are many opportunities for walking and cycling and an increasing number of local restaurants, bars and independent food outlets.

Macclesfield is just 3 miles away with access to good transport links, including national motorways, major roads and train networks with direct access to London. Manchester International Airport is only ten miles from Bollington by road.

Proceed out of Macclesfield along the Silk Road in a northerly direction towards Bollington. At the second roundabout follow the signs into Bollington and shortly after passing Bollington Cross Primary School turn right into South West Avenue. The property can be found on the left handside.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Courtesy Light.

Porch

Composite front door with double glazed panels. Storage cupboard.

Entrance Hall

Spindle balustrade to the staircase. Understairs cupboard with coat hooks. Ceiling cornice. Double panelled radiator.

Lounge

22'00 x 11'11

Living flame gas fire set within a stone effect fireplace with marble hearth. Ceiling cornice. Wall light points. T.V. aerial point. uPVC double glazed window to the front elevation. uPVC double glazed window to the rear elevation. Two double panelled radiators.

Garden Room

11'11 x 11'10

T.V. aerial point. Laminate flooring. Shelving. uPVC patio doors onto the garden. Double panelled radiator.

Dining Kitchen

15'06 x 13'00

One and a half bowl composite sink unit with a mixer tap and base cupboard below. An additional range of matching base and eye level cupboards with contrasting work surfaces and white tiled splashbacks. Integrated double oven with five ring gas hob, splashback and extractor hood over. Integrated fridge. Integrated dishwasher. spotlights. T.V. aerial point. uPVC double glazed window to the side elevation. uPVC double glazed window to the rear elevation. Double panelled radiator.

Side Porch

Tiled floor. Coat hooks. uPVC door with double glazed panel.

Cloakroom/W.C.

The white suite comprises a hand basin with mixer tap and a low-level W.C. with concealed cistern. Partially tiled walls. Shelving. Tiled floor. uPVC double glazed window. single panelled radiator.

Utility Room

9'03 x 7'03

Stainless steel sink unit with mixer tap and base cupboard below. A range of base and eye level cupboards with contrasting work surfaces and tiled splashbacks. Worcester domestic central heating boiler. Plumbing for a washing machine. Space for tumble dryer. uPVC double glazed window.

Integral Garage

18'03 x 9'03

Up and over door. Power and light. Fitted cupboards. uPVC double glazed window.

First Floor**Landing**

Spindle balustrade to the staircase. Access to a partially boarded loft with light pull via a pull-down, two piece ladder. Airing cupboard with shelving housing the hot water cylinder. Large arched decorative uPVC double glazed window.

Bedroom One

15'06 x 10'11

Full wall-width of fitted wardrobes with partially mirrored sliding doors and incorporating hanging rails, shelving and a dressing table.. T.V. aerial point. Wall light points. uPVC double glazed window with fabulous views. Double panelled radiator.

En-Suite Bathroom

The white suite comprises a panelled bath, a fully tiled shower cubicle with thermostatic shower over, a pedestal wash basin and a low-level W.C. Extractor fan. Wall light point. Tiled walls. uPVC double glazed window. Heated towel rail.

Bedroom Two

12'05 x 11'11

uPVC double glazed window. Double panelled radiator.

Bedroom Three

12'00 x 9'02

uPVC double glazed window. Double panelled radiator.

Bedroom Four

11'11 x 9'03

Large storage cupboard with shelving. T.V. aerial point. uPVC double glazed window. Single panelled radiator,.

Bedroom Five

12'01 x 9'08 reducing to 6'06

Shelving. uPVC double glazed window. Single panelled radiator.

Bathroom

The suite includes a P-shaped panelled bath with shower screen and electric shower, a pedestal wash basin and a low-level W.C. Partially tiled walls, uPVC double glazed window. Vertical heated towel rail.

Outside

Gardens

To the front of the property there is a large tarmac driveway with a blocked paved edging and planted borders which provides ample off road parking and access to the garage. To the rear of the property there is an impressive and beautifully landscaped family garden which lies within hedged borders and incorporates a sheltered patio, lawn, various rockeries as well as mature beds accented by a variety of plants, shrubs and bushes. At the rear boundary and discreetly located is a timber garden shed that is included in the sale of the property.

£675,000

HOLDEN & PRESCOTT





