





4a, Hawthorn Road, Macclesfield, Cheshire SK10 5JN

This detached dormer bungalow is first and foremost a lovely home, but it also offers the ultimate in convenience being just a stone's throw from local shops, the canal and all that Bollington has to offer.

The accommodation is spacious, highly flexible and very well presented.

In brief the accommodation comprises a porch, entrance hall, lounge, a large dining room and kitchen, two double bedrooms, shower room, boot room and a cloakroom on the ground floor. From a fixed staircase there is access to an attic. The first of the three spaces has been decorated and has central heating and velux windows installed, the further two spaces are bordered with lights.

The property is set back behind a driveway which provides off road parking and access to the garage. The gardens stretch around two sides and are fully enclosed. The space is predominantly laid to lawn and accented at the borders by small trees.

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 into Bollington village and where the road turns into Wellington Road, just after passing Tesco, turn right into Hawthorn Road and the property can be found on the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Porch

Laminate flooring.

Entrance Hall

Storage cupboard. Loft access. Laminate flooring. Single panelled radiator.

Dining Room

12'10 x 11'10

Open fire set within a stone built surround with tiled hearth and wooden mantel and which extends into the chimney recess providing shelving. Laminate flooring. Serving hatch to the lounge. uPVC double glazed window to front and side elevations. Double panelled radiator. Openway through to the Kitchen.

Kitchen

13'4 x 10'7

One and a half bowl stainless steel sink unit with mixer tap and base cupboard below. An additional range of base and eye level cupboards with contrasting work surfaces and tiled splashbacks. Integrated double oven. Four ring electric hob with extractor hood over. Integrated dishwasher. Space for fridge/freezer. Downlighting. Partially tiled walls. Tiled flooring. uPVC double glazed window. Two anthracite grey vertical radiators.

Inner Hall

Tiled flooring. Handrail to staircase.

Lounge/Bedroom Three

11'4 x 11'3

uPVC double glazed window. White vertical radiator.

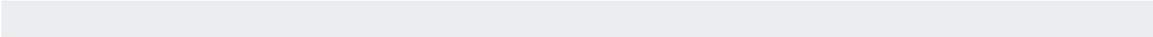
Boot Room

11'2 x 7'1

Wooden panelling. Shelving. Tiled flooring. uPVC back door with double glazed panel. uPVC double glazed window. Single panelled radiator.

Understairs Cloakroom/W.C.

Wash basin with tiled splashback. Low suite W.C. Tiled flooring. Storage cupboard



Bedroom One

11'11 x 11'10

Floor to ceiling fitted wardrobes with hanging rail and shelving. uPVC double glazed window. Single panelled radiator.

Bedroom Two

11'11 x 11'10

Storage cupboard with hanging rail and shelving. uPVC double glazed window. Single panelled radiator.

Bathroom

The suite comprises a fully tiled cubicle with glass screen and dual-headed thermostatic shower over, a vanity hand basin with mixer tap and storage below and a low suite W.C. with concealed cistern. Storage cupboard. Tiled walls. Electric shaver point. Laminate flooring. uPVC double glazed window. Chrome heated towel rail.

First Floor

Attic Space One

14'2 x 9'1

Handrail to staircase. Eaves storage. Three Velux windows. Single panelled radiator. Door opening onto the other attic spaces which are partially boarded with lights installed.

Attic Space Two

extends to 31'2

Attic Space Three

extends to 11'8

Outside

Garage

Up and over door. Power and light. Belfast sink. Plumbing for a washing machine. Rear window and door.

Gardens

To the front of the property there is a driveway which provides off-road parking. There is also access via a gate to the side and rear gardens where there is a wrap-a-round lawn which is set into the hillside. The rear garden is enclosed within fenced borders and accented by some small trees. Included within the sale of the property is a timber garden shed.

£399,950

HOLDEN & PRESCOTT

Ground Floor



First Floor

