





7, Barnfield Road, Macclesfield, Cheshire SK10 5DZ

The desire to live in Bollington grows stronger and stronger and with good reason. It is a wonderful location providing a most attractive village environment linked to its close-knit community spirit and is the ideal location for this substantial family home.

Having been thoughtfully extended to both the side and rear, this semi-detached property has a natural flow and provides bright and spacious accommodation with well-presented decor and that very in vogue open-plan dining kitchen/family room enhanced by high quality fixtures and fittings.

The accommodation comprises; an entrance vestibule, lounge, an impressive 20" dining kitchen/family room, utility room, downstairs W.C. and a garage to the ground floor. To the first floor, there is a master bedroom with a contemporary en-suite along with two further double bedrooms and a family bathroom. The property benefits from gas fired central heating and uPVC double glazing throughout.

The property lies behind a brick laid driveway that provides off-road parking for three vehicles as well as access to the garage. The back garden is undoubtedly a highlight of this lovely home. Fully enclosed within fence borders, the space incorporates a stone flagged patio, perfect for relaxing/entertaining and enjoying the south westerly aspect. Adjoining is a well kept lawn and attractively planted flower beds. Tucked behind the conifers is an additional patio and lawn area and a timber built shed that is installed with power and light. All in all, this garden provides the perfect space to enjoy a wonderful garden lifestyle.

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. Tourism is increasingly important, providing excellent walking, cycling, and riding routes. An increasing network of restaurants, delis, and bars all help to combine to provide a wonderful local village atmosphere and a delight to live in.

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 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. Take the first right into east avenue and left into Barnfield Road where the property can be found on the right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

HOLDEN & PRESCOTT

Ground Floor

Entrance Vestibule

Composite front door with glazing inset. Handrail to staircase. Double panelled radiator.

Lounge

14'03 to the bay x 11'10

Feature cast iron fireplace with marble hearth and wooden surround and mantel. T.V. aerial point. uPVC double glazed windows to the bay. Double panelled radiator.

Dining Kitchen/Family Room

20'00 x 14'04

Single drainer one and a half bowl stainless steel sink unit with mixer tap and Shaker style base unit below. An additional range of matching base and eye level units with contrasting work surfaces. Integrated single oven. Integrated four ring induction hob with stainless steel extractor hood over. Integrated dishwasher. Integrated fridge/freezer. Partially metro style tiled walls. Built-in matching dresser unit. Understairs storage cupboard. Recessed spotlighting. Laminate flooring. Underfloor heating. Two Velux windows. uPVC double glazed windows. uPVC double doors opening onto rear garden.

Utility

11'02 x 8'00

Single drainer stainless steel sink unit with mixer tap and base unit below. An additional range of matching base units with contrasting work surfaces. Plumbing for automatic washing machine. Space for a tumble dryer. Fitted shelving. Extractor fan. Recessed spotlighting. Partially tiled walls. Underfloor heating. uPVC double glazed window and door opening to the rear.

W.C.

Wash hand basin with mixer tap and a low suite W.C. Extractor fan. Underfloor heating. Laminate flooring. uPVC double glazed window.

Garage

10'05 x 8'00

First Floor

Landing

Handrail to staircase. Access to a partially boarded loft.

Bedroom One

12'01 increasing to 15'03 x 11'10

uPVC double glazed window. Double panelled radiator.

En-suite

The white suite comprises a cubicle with rainfall thermostatic shower and detachable shower head over, a combined hand basin with mixer tap and low suite W.C. set within a vanity unit with storage. Recessed spotlighting. Extractor fan. Partially tiled walls. Underfloor heating. Tiled flooring. uPVC double glazed window. Double panelled radiator.

Bedroom Two

16'06 x 7'03 increasing to 8'00

Loft access. uPVC double glazed window. Double panelled radiator.

Bedroom Three

9'10 x 8'11

uPVC double glazed window. Double panelled radiator.

Family Bathroom

The white suite comprises a P-shaped bath with mixer taps and thermostatic shower over, a pedestal wash basin with mixer tap and a low suite W.C. Extractor fan. Partially tiled walls. Fitted shelving. Underfloor heating. Laminate flooring. uPVC double glazed window. Chrome heated towel rail.

Outside

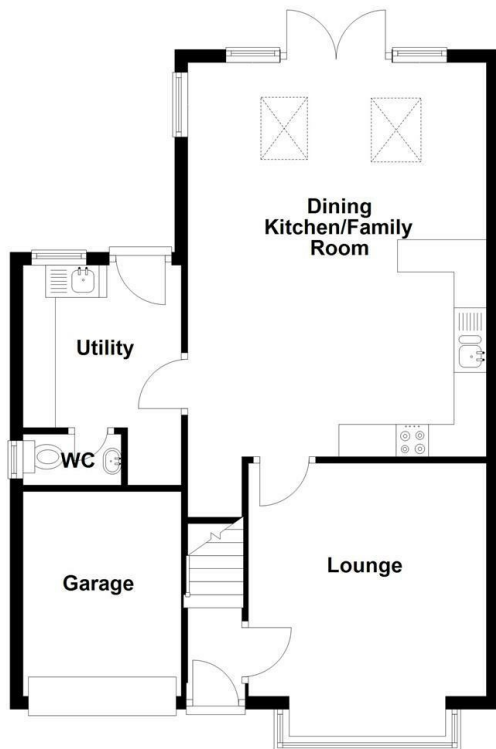
Gardens

To the front of the property is a full-width block paved driveway providing off-road parking for three vehicles and as well as access to the single garage. To the rear, there is a fully enclosed, attractively landscaped garden that features a good sized stone flagged patio bordered by low-level stone built garden wall with steps leading down to the lawn. The lawn is edged by planted flower beds and is bi-sected by a meandering stone flagged pathway which leads onto a further garden area which concealed behind a row of small poplar trees. This area of the garden includes a further flagged patio with wooden seating, a wooden garden pergola with space for a fire pit. Also located in this area is a timber built garden shed with garden security lighting installed the outside.

£475,000

HOLDEN & PRESCOTT

Ground Floor



First Floor





