





20, Spinners Way, Macclesfield, Cheshire SK10 5HE

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 absolute gem of a property.

Situated on a popular cul-de-sac, the well planned accommodation has been carefully looked after and so is presented in very good order and briefly comprises an entrance hall, W.C, living room with patio doors opening directly onto the garden and kitchen to the ground floor. To the first floor, there are two double bedrooms and a contemporary bathroom. The property benefits from gas fired central heating and uPVC double glazing throughout.

The property is set behind a neat lawned front garden with some feature planting and a driveway lying adjacent which allows off-road parking for two vehicles. To the rear, there is a delightful, fully enclosed garden that incorporates a stone flagged patio and a meandering pathway that winds through an array of mature plants and shrubs. The garden benefits from a sunny southerly aspect and is further enhanced by views over open fields beyond.

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.

From the town centre, head down Hibel Road taking the first exit onto the Silk Road. At the second roundabout, take the 3rd exit heading into Bollington Old Road and follow this round. Take the right hand turning into Princess Street and turn immediately right onto Spinners way. The property can be found on the right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

HOLDEN & PRESCOTT

Ground Floor

Entrance Hall

Wooden front door with glazing inset. Ceiling cornice. Recessed spotlighting. Karndean flooring. Single panelled radiator.

Cloakroom/W.C.

Low suite W.C.

Kitchen

8'02 x 6'07

Single drainer stainless steel sink unit with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces and splashbacks. Integrated single oven. Integrated four ring induction hob with extractor hood over. Integrated fridge/freezer. Plumbing for automatic washing machine. Recessed spotlighting. Tiled flooring. uPVC double glazed window. Single panelled radiator.

Living Room

14'02 x 12'01

Ceiling cornice. T.V. aerial point. Wall light points. Spindle balustrade and handrail to the staircase. Karndean flooring. uPVC sliding patio doors opening onto the rear garden. Double panelled radiator.

First Floor

Landing

Spindle balustrade and handrail to the staircase. Loft access. Single panelled radiator.

Bedroom One

12'01 x 7'06 increasing to 10'08

uPVC double glazed window. Single panelled radiator.

Bedroom Two

12'02 x 6'08

uPVC double glazed window. Single panelled radiator.

Bathroom

The white suite comprises a walk-in cubicle with thermostatic shower over, a combined wash basin and W.C. vanity unit. Airing cupboard housing the Worcester Bosch combination condensing boiler. Recessed spotlighting. Extractor fan. Fully tiled walls. Tiled flooring. uPVC double glazed window. Chrome heated towel rail.

Outside

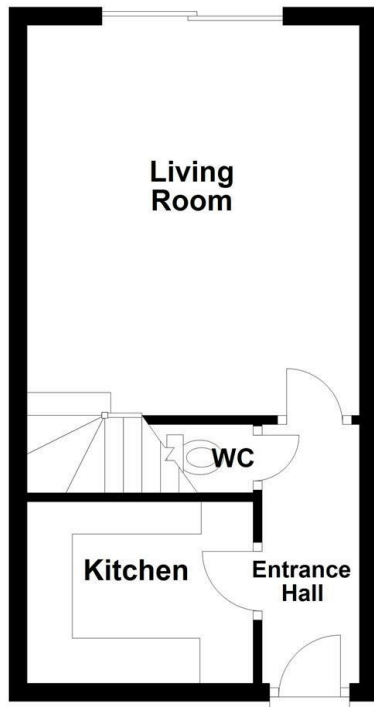
Gardens

The property sits behind a neat and well-maintained garden that is accented by mature flower beds, trees and shrubs and adjacent to which is a tarmac driveway providing comfortable off-road parking for two vehicles. The delightful private garden to the rear is fully enclosed and incorporates a stone flagged patio and a pathway that meanders through an array of mature plants and shrubs. The garden is a lovely feature in itself but is further enhanced by super views over open fields beyond.

£270,000

HOLDEN & PRESCOTT

Ground Floor



First Floor

