





7, Hall Hill, Macclesfield, Cheshire SK10 5ED

Nestled in the charming village of Bollington, this delightful detached family home offers a perfect blend of modern living and traditional comfort. The heart of the home is undoubtedly the impressive 31ft kitchen and dining area, designed with a contemporary flair that is both stylish and functional. This expansive space is perfect for family gatherings and dinner parties, making it a true focal point of the home.

The tasteful decoration throughout the property enhances its appeal, creating a warm and welcoming atmosphere. Each room has been thoughtfully designed to maximise comfort and style, ensuring that you feel at home from the moment you step inside. The property is warmed by gas-fired central heating with uPVC double glazing and in brief comprises an entrance hall, cloakroom, lounge, stunning 31ft kitchen dining room, utility area, and store on the ground floor. On the first floor, there is a master bedroom with a walk-in dressing area and an en suite shower room, three further bedrooms, and a family bathroom.

This detached family home is not just a property; it is a lifestyle choice, offering a wonderful opportunity to enjoy the best of village living while still being close to the amenities of Macclesfield.

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. At the second roundabout, take the third exit signposted Bollington. Follow the road round, passing the Cock & Pheasant. Shortly after the left turn onto Moss Brow, Hall Hill can be found on the left-hand side, and the property is on the right-hand side of the cul-de-sac.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Entrance Hall

Composite front door with two adjoining double glazed panels. Recessed spotlighting. Built-in shelving. Two double radiators with shelf over. Access to integral garage

Lounge

15'11 x 10'0

Ceiling cornice. Two wall light points. uPVC double glazed windows to front elevation. Vertical radiator.

Cloakroom/W.C.

Wash hand basin with mixer taps and vanity storage unit below. Low suite W.C. uPVC double glazed window.

Open Plan Dining Kitchen

31'1 x 13'1 increasing to 16'2

Kitchen area: One and a half bowl stainless steel sink unit set within quartz work surfaces with light grey Shaker style base units below. An additional range of matching base and eye level units with matching granite work surfaces and built-in AEG five ring gas hob with extractor canopy over. Built-in AEG double oven. Built-in Bosch dishwasher. Central free-standing breakfast bar unit with a granite work surface, power and light, drawers and storage cupboards.

Space for an American style fridge/freezer. Recessed spotlighting. uPVC double glazed window. uPVC stable door to the rear garden.

Pantry cupboard. Family room: Built-in storage and shelving unit with T.V. aerial point to one elevation. Recessed spotlighting. uPVC double glazed windows and uPVC double patio doors opening onto a raised decked patio with the garden beyond.

Integral Garage/Store

11'7 x 8'7

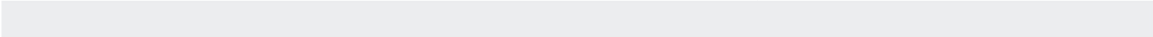
The garage has been divided with a partition to provide ample storage to the front of the property so ideal to store bicycles, prams, garden furniture etc. The rear section houses a small utility area with a single drainer stainless steel sink unit with base and wall cupboards.

Plumbing for automatic washing machine. Tiled flooring. Glow Worm gas central heating and domestic hot water condensing combination boiler installed in 2024. This area could be converted back into a full garage should that be required by a future purchaser.

Utility Room

8'0 x 5'6

First Floor



Landing

Storage to the eaves. Radiator.

Bedroom One

21'8 max x 13'1

Built-in wardrobes to one elevation in the dressing area. Recessed spotlighting. Two radiators. uPVC double glazed windows. Double doors opening onto a Juliet style balcony. Please note the layout of this room on the floor plan.

En-Suite

Fully tiled cubicle with thermostatic shower over, a pedestal wash basin with central mixer taps and a low suite W.C. Wall-mounted bathroom cabinet. Recessed spotlighting. Fully tiled walls. uPVC double glazed window. Underfloor heating.

Bedroom Two

13'1 x 10'0

Loft access. uPVC double glazed window. Double radiator.

Bedroom Three

10'11 x 8'5

Storage to the eaves. Recessed spotlighting. Dimmer switch. uPVC double glazed window. Double radiator.

Bedroom Four

11'7 x 6'7

uPVC double glazed window. Double radiator.. Please note the layout of this room on the floor plan.

Bathroom

A modern suite comprising a white ceramic panelled bath with central mixer taps and shower attachment over, a wash hand basin set within an attractive vanity storage unit, a bidet and a low suite W.C. Wall-mounted bathroom cabinet with in-built lighting over. Tiled walls. Extractor fan. Tiled flooring with underfloor heating. Vertical chrome heated towel rail.

Outside

Gardens

To the front of the property there is a block paved driveway providing ample off-road parking and access to the integral garage whilst to the rear, the gardens are fully enclosed and are primarily laid to lawn with two raised decked patio areas. Included within the sale is a timber garden shed.

£550,000

HOLDEN & PRESCOTT

