





10, Flash Lane, Macclesfield, Cheshire SK10 5AQ

Beautifully extended and upgraded, this stylish three-bedroom semi-detached home combines modern luxury with traditional charm. Set in a peaceful countryside location with stunning farmland views, it's just a short walk from the canal, local pubs, and highly regarded schools.

Key Features

- Three-bedroom semi-detached home with modern upgrades
- Stunning open-plan kitchen/dining area with granite island
- Master bedroom with luxury en-suite
- Two further well-proportioned bedrooms and family bathroom
- Lounge, utility room, and ground-floor cloakroom/W.C.
- Picturesque countryside setting with farmland views
- South-facing private rear garden with patio and lawn
- Gas central heating, underfloor heating, and double glazing throughout

Tenant will be responsible for arranging and paying annual/ bi-annual emptying of septic tank

Available start of November 2025 and offered part furnished with integrated white goods only. Tax band E. EPC D. No Pets will be accepted. £100 Holding deposit must be paid within 24 hours of an offer being accepted.

Location:

SK10 5AQ, Flash Lane, Bollington.

Bollington is a vibrant and ever-evolving town known for its thriving artistic and community spirit. From the championship-winning Bollington Brass Band (North West 1st Section) to the Festival Choir, Bollington Light Opera Group (BLOG) and the Festival Players, the town boasts a rich tapestry of cultural and volunteer-driven initiatives. Increasingly popular with tourists. Bollington offers excellent opportunities for walking, cycling and horse riding amid stunning countryside.

Nearby Macclesfield provides residents and visitors with outstanding transport links. The town connects directly to local motorway and rail networks including the West Coast Main Line offering fast routes to London. Additionally, Manchester International Airport is just thirteen miles away by road, making both domestic and international travel easily accessible.

SK10 5AQ, Flash Lane. Proceed out of Macclesfield in a northerly direction and at the third roundabout take the third exit in Flash Lane where the property can be found on the right hand side after a short drive.

Viewing: By appointment with Holden and Prescott 01625 422244

HOLDEN & PRESCOTT

Ground Floor

Covered Porch

Courtesy light. Quarry tiled floor.

Entrance Hall

Original front door with stained glass panel inset. Ceiling cornice. Picture rail. Spindle balustrade to the staircase. Meter cupboard. Quick-Step Classic Oak flooring. uPVC double glazed window. Traditional column radiator.

Cloakroom/W.C.

Hand basin with mixer tap and vanity storage cupboard below. Low suite W.C. Wall lights. Quick-Step Classic Oak flooring. uPVC double glazed window.

Lounge

15'4 x 11'8 into the bay

Exposed brick inglenook fireplace with marble hearth and wooden mantel. Ceiling cornice. Picture rail. uPVC double glazed windows to the bay. Traditional column radiator.

Open Plan Family Room/Kitchen

22'0 x 18'11 at maximum

Composite sink unit with bronze mixer hose style tap and base drawer unit below. An additional range of matching base and eye level cupboards with contrasting and matching granite work surfaces and splashbacks. Matching island unit and breakfast bar with further cupboard space and integrated five ring induction hob with built-in AEG extractor. Integrated appliances including a single oven, microwave oven, dishwasher and fridge/freezer. Original tiled fireplace. Downlighting. Quick-Step Classic Oak flooring. Sliding patio door opening onto the rear garden and stretching the full-width of the kitchen. Velux windows. Underfloor heating. Traditional column radiators.

Utility Room

6'0 x 5'6

Cupboard housing the Worcester combination condensing boiler. Plumbing for washing machine and space for tumble dryer above. Downlighting. Extractor fan. Quick-Step Classic Oak flooring. uPVC double glazed window. uPVC back door with double glazed panel inset.

First Floor

Landing

Spindle balustrade to the staircase. Access to a partially boarded loft via a pull-down ladder. uPVC double glazed window.

Bedroom One

14'3 x 11'8

Ceiling cornice. Downlighting. uPVC double glazed window offering wonderful views over open farmland. Traditional column radiator.

En-suite Shower Room

The suite comprises a fully tiled walk-in cubicle with dual-headed thermostatic shower over, a combined sink and W.C. vanity unit with black mixer tap and storage below. Downlighting. Extractor fan. Wall-mounted mirror with integral ambient lighting. Fully tiled walls. Tiled flooring with underfloor heating. uPVC double glazed window. Black heated towel rail.

Bedroom Two

15'4 x 11'8 into the bay

Ceiling cornice. Picture rail. Downlighting. uPVC double glazed windows to the bay. Traditional column radiator.

Bedroom Three

9'1 x 6'9

Ceiling cornice. Downlighting. uPVC double glazed window. Traditional column radiator.

Bathroom

The suite comprises a panelled bath with black mixer tap, a vanity wash basin with black mixer tap and storage cupboard below, a fully tiled walk-in cubicle with thermostatic shower over and a low suite W.C. Downlighting. Extractor fan. Partially tiled walls. Tiled flooring with underfloor heating. uPVC double glazed window. Black heated towel rail.

Outside

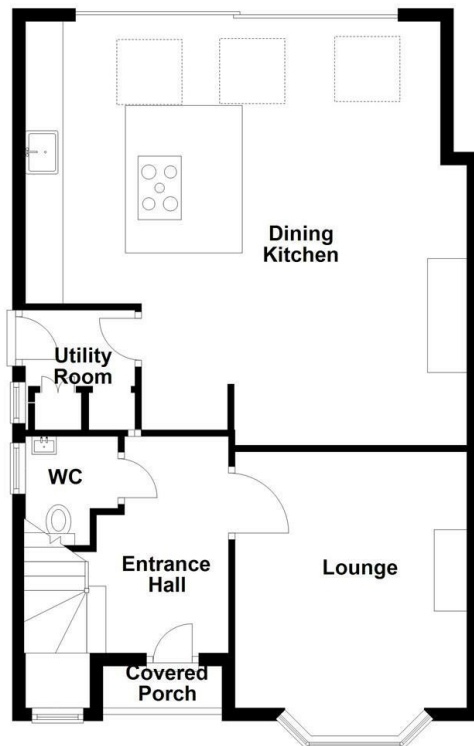
Gardens

To the front of the property, a tarmac driveway provides convenient off-road parking. Adjacent to this is a raised and neatly maintained shared lawn, complemented by well-planted flower beds with a paved pathway leading directly to the front door. The rear garden is truly a standout feature, enjoying a sunny southerly aspect and offering a wonderful space for relaxation and entertaining. Enclosed by a combination of fencing and railings, the garden boasts a full-width patio, a neat lawn and well stocked borders filled with a variety of shrubs, bushes, and mature trees. Beyond the garden, the property enjoys uninterrupted views over open, working farmland offering a lovely, rural outlook.

£2,400 Per Calendar Month

HOLDEN & PRESCOTT

Ground Floor



First Floor

