





5, 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 atmosphere that is 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, the property has a natural flow and provides bright and spacious accommodation with well-presented decor and that very en-vogue desired open-plan dining kitchen area with high-quality fixtures and fittings.

In brief, the accommodation comprises to the ground floor, porch, entrance hall, lounge, dining area, sun lounge, and an impressive 16' dining kitchen, whilst on the first floor, there are four bedrooms and a family bathroom.

To the front of the property, there is a full-width driveway providing ample off-road vehicular parking and access to an integral garage, whilst to the rear, there are generous, fully enclosed gardens with a neat flagged patio extending to the width of the property and a substantial lawn with well-stocked beds and borders.

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

Ground Floor

Entrance Porch

Enclosed Porch

Composite front door with uPVC double glazed sliding panel and window to the side elevation. Radiator. Access to entrance vestibule.

Entrance Vestibule

Meter cupboard. Staircase to first floor.

Lounge

14'3 x 12'0

Recessed spotlighting. Ceiling cornice. T.V. aerial point. uPVC double glazed bow window. Radiator.

Dining Kitchen

16'4 x 11'11 reducing to 11'8

A single one-and-a-half bowl sink unit set within a Quartz work surface with a comprehensive range of grey, base, and eye-level units with deep slow closing drawers also incorporating two built-in fridges, two freezers, a wine fridge and a warming draw. A comprehensive induction hob with extractor canopy over. Built-in dishwasher. Built-in double oven. Peninsular Quartz breakfast bar. Television point. uPVC bi-fold doors to the rear patio area.

Dining Area

12'0 x 10'1

Hole in the wall solid fuel stove. Built-in storage cupboards. Recessed spotlighting. Archway to Sun Room.

Sun Room

T.V. aerial point. Recessed spotlighting. uPVC double glazed windows. Patio doors to rear garden. Double panelled radiator

First Floor

Landing

Loft access.

Bedroom One

12'0 increasing to 15'3 x 11'11

A comprehensive range of built-in wardrobes with matching chest of drawers and dressing table. uPVC double glazed window. Recessed spotlighting. Radiator

Bedroom Two

10'11 x 7'11

Built-in wardrobes with dressing table, nest of drawers and storage cupboard over. Additional storage units. uPVC double glazed window. Radiator.

Bedroom Three

10'10 x 9'2 max

Built-in wardrobes with central recess, nest of drawers and dressing table. uPVC double glazed window. Radiator.

Bedroom Four

9'3 x 8'2

uPVC double glazed window. Radiator.

Bathroom

A modern suite comprising a panelled bath with mixer tap and tropical rainshower head over with additional shower attachment. Vanity wash hand basin with storage units below. Low suite W.C. Recessed spotlighting. uPVC double glazed window. Vertical chrome heated towel rail. Underfloor heating.

Outside

Gardens

To the front of the property there is a full width block paved driveway providing ample off-road vehicular parking and access to the single garage whilst to the rear, there is a substantial flagged patio area which in turn leads to a good sized lawn with mature beds and borders.

Garage

17'5 x 10'11

Gas-fired central heating and domestic hot water combination boiler. Power and light. Electric roller garage door. Access to the rear garden.

£450,000

HOLDEN & PRESCOTT





