



27 Bollinbarn Drive, Macclesfield, Cheshire, SK10 3DN

**** NO ONWARD CHAIN **** Bollinbarn Drive is long established as a favourable and sought after location close to Macclesfield Leisure Centre, the town centre and public transport links. A prime residential area with its abundance of established individual properties. The accommodation backs onto open fields and has the benefit of both gas fired central heating and double glazing and with some cosmetic improvements will provide an excellent home for the new owners. In brief, the accommodation comprises: enclosed porch, hallway, an 'L' shaped living room and dining area, fitted kitchen, utility, conservatory, two double bedrooms and bathroom. A tarmac driveway to the front of the property providing off road parking and leads to the attached garage, with an adjoining lawned garden. A pathway to both sides of the property with gated access, that leads to the rear garden. The rear garden is a real feature backing onto open fields and has the ever sought after SOUTHERLY orientation. This mature garden has a patio with steps up to a lawned garden with various shrubs and hedging to the borders.

£300,000

Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

Location

Set in Cheshire's plains, on the fringe of the Peak District National Park, Macclesfield combines the old with the new. Originally a medieval town, Macclesfield became the country's 'Silk' capital in the 1750's, whilst it still retains that heritage, in recent years it has grown to become a thriving business centre. Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There is a popular monthly Treacle Market which is a bustling Arts, Antiques, Crafts, Food and Drink Market, held on the cobbles of the town centre with around 140 stalls of exceptional food and drink, unique crafts and vintage and information from the Macclesfield community. There are many independent and state primary and secondary schools. The access points of the North West Motorway network system, Manchester International Airport and some of Cheshire's finest countryside are close at hand. Intercity rail links to London Euston and Manchester Piccadilly can be found at Macclesfield and Wilmslow railway stations as well as commuter rail links to the local business centres.

Directions

Porch

Double glazed window. Further door to the entrance hall.

Entrance Hallway

Cloaks cupboard. Double glazed window to the side aspect. Radiator. Access to the loft space. (we are advised by the vendor that the loft is boarded). Telephone point.

Living Room

18'10 x 10'10 max

Dual aspect reception room, decorated in neutral tones and featuring a gas fire living flame fire set within a surround and hearth. T.V point. Ceiling coving. Double glazed windows to the front and side aspects. Radiator.

Dining Area

8'2 x 8'0

Open to the living room with space for a dining table and chairs. Double glazed window to the front aspect. Radiator.

Kitchen

11'2 x 10'6 max

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Inset one and quarter bowl stainless steel sink unit with mixer tap and drainer. Space for a cooker with extractor hood over and space for fridge. Wall mounted Vaillant boiler. Double glazed window to the side aspect. Door to the utility room. Radiator.

Utility

Plumbing for a washing machine and space for additional appliances. Double glazed door to the front and rear aspects. Double glazed windows to the side aspect.

Conservatory

11'1 x 10'1

Pleasant room overlooking the garden. T.V point. Telephone point. Double glazed windows and French doors to the garden. Two doors giving access to the garden.

Bedroom One

12'2 x 12'0

Double bedroom with ample space for a king size bed. Built in storage cupboard. Double glazed window to the rear aspect. Radiator.

Bedroom Two

11'3 x 9'4

Double bedroom with ample space for a king size bed. Built in storage cupboard. Double glazed window to the rear aspect. Radiator.

Bathroom

Fitted with a champagne suite comprising panelled bath with shower over and screen to the side, low level WC and pedestal wash hand basin. Tiled floor and walls. Double glazed window to the side aspect. Recessed ceiling spotlights. Chrome ladder style radiator.

Outside

Driveway

A tarmac driveway to the front of the property providing parking and leads to the attached garage, with an adjoining lawned garden. A pathway to either side of the property with gated access leads to the rear garden.

Garage

Double doors opening to the garage. Power and lighting. Courtesy door to the side aspect.

Southerly Facing Garden

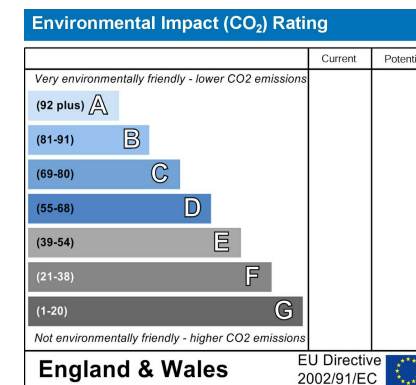
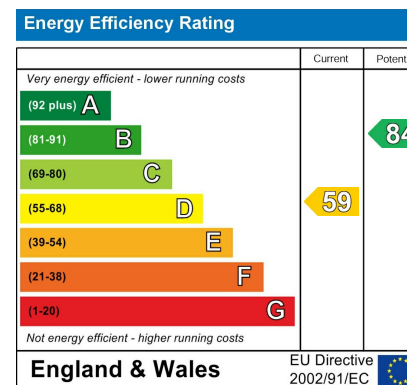
The rear garden is a real feature backing onto open fields and has the ever sought after SOUTHERLY orientation. This mature garden has a patio with steps up to a lawned garden with various shrubs and hedging to the borders.

Tenure

The vendor has advised that the property is Freehold.

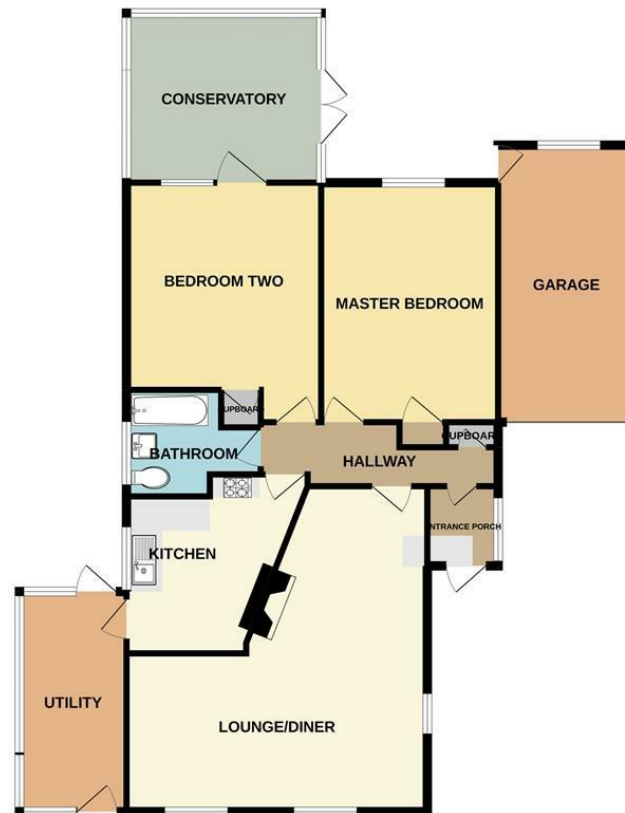
We also believe the property to be council tax band D.

We would advise any prospective buyer to confirm these details with their legal representative.





GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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