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11 WATERWHEEL WAY BOLLINGTON MACCLESFIELD SK10

£539,950

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**** SPACIOUS, ELEGANT & STYLISH **** This stunning four bedroom detached family home on a quiet and prestigious development on Waterwheel Way which forms part of a modern development known as Waterhouse Mill built by Bellway homes. Conveniently positioned in the picturesque village of Bollington where you will find a good selection of shops, pubs and restaurants and surrounded by some of the most stunning countryside as well as being ideal for keen walkers. In brief, the accommodation comprises; entrance hallway, downstairs W.C, study/playroom, elegant living room and a comprehensively fitted dining kitchen. To the first floor are four well proportioned bedrooms (en-suite shower room to the master bedroom) and a family bathroom. Gas fired central heating coupled with double glazed windows provide a warm and comfortable home in which to live. Externally the driveway to the side provides off road parking and leads to the attached garage. To the rear is a delightful and well proportioned Southerly facing rear garden laid mainly to lawn with timber panel fencing to the boundaries. The paved seating areas provide the ideal place for al-fresco dining and to enjoy such a pleasant setting. Viewing is highly recommended at the earliest opportunity.

Location

Bollington is approximately 3 miles North of Macclesfield, locally nicknamed "Happy Valley", and is on the River Dean and the Macclesfield Canal, on the south-western edge of the Peak District. Rising above the town is Kerridge Hill that is surmounted by White Nancy, a monument built to commemorate the Battle of Waterloo in the Napoleonic Wars. The location is a very convenient one for village amenities. Bollington has a real community feel and a lively arts scene, yet surrounded by some of the most stunning countryside providing peacefulness from your front door. Nearby Macclesfield town centre offers 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. 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

Proceed out of Macclesfield along the Silk Road in a northerly direction and at the third roundabout, take the third exit onto Bollington Road. Continue along this road for some distance through the village, which turns into Henshall Road and then Wellington Road. Follow the road for a short while and turn left at the Co-op onto Waterwheel Way following the road around to the left and the property will be found on the left hand side.

Entrance Hallway

The composite front door opens to the stunning reception hallway which features a stylish window allowing natural light to flood into the living area. Stairs lead to the first floor landing. Attractive Ted Todd flooring stretching through to the dining kitchen and living room. Radiator.

Downstairs WC

Push button low level W.C and pedestal wash hand basin. Tiled floor. Recessed ceiling spotlights. Double glazed window to the side aspect. Radiator.

Study/Playroom

95 x 76
Double glazed window to the front aspect. Radiator.

Living Room

13'10 x 10'6
Elegant and well presented principle reception room with attractive Ted Todd herringbone style flooring. Fitted entertainment unit with built in cupboards and shelving. Double glazed window to the front aspect. Open to the dining kitchen. Radiator.

Stylish Kitchen/Dining Room

21'5 x 11'4

Dining Area

11'5 x 11'4
Well proportioned dining area with double glazed French doors to the garden. Ted Todd herringbone style flooring. Radiator.

Kitchen

10'0 x 9'4
Fabulous breakfast kitchen, fitted with a comprehensive range of base units with granite work surfaces over and matching wall mounted cupboards. Underhung one and a quarter bowl stainless steel sink unit with mixer tap. Four ring gas hob with stainless steel extractor hood over. Built in oven. Integrated appliances include fridge/freezer and dishwasher all with matching cupboard fronts. Cupboard housing the boiler. Large cupboard with space for a washing machine. Recessed ceiling spotlights. Attractive Ted Todd herringbone style flooring. Double glazed window to the rear aspect. Open to the dining room.

Stairs To The First Floor

Double glazed window to the side aspect. Access to the loft space. Built in cupboard housing the hot water cylindering. Radiator.

Master Bedroom

11'0 x 10'0
Double bedroom with ample space for a king size bed and fitted with a range of floor to ceiling wardrobes. Double glazed window to the front aspect. Radiator.

En-Suite Shower Room

Fitted with a walk in double shower unit, push button low level W.C and a pedestal wash basin. Tiled floor and part tiled walls. Double glazed window to the front aspect. Radiator.

Bedroom Two

13'0 x 9'0
Double bedroom with ample space for a king size bed and wardrobes. Double glazed window to the rear aspect. Radiator.

Bedroom Three

10'4 x 10'2
Double bedroom with double glazed window to the front aspect. Fitted wardrobe. Radiator.

Bedroom Four

8'3 x 7'2
Well proportioned bedroom with double glazed window to the rear aspect. Radiator.

Family Bathroom

Fitted with a white suite comprising panelled bath, separate shower cubicle, push button low level W.C and pedestal wash basin. Tiled floor and part tiled walls. Radiator. Double glazed window to the rear aspect. Radiator.

Outside

Driveway

To the side is a driveway providing off road parking for two vehicles. Gated access to the side path leads around to the Southerly facing rear garden.

Attached Garage

17'2 x 8'2
Up and over door. Power and lighting. Courtesy door to the side aspect.

Southerly Facing Garden

Generous Southerly facing rear garden laid mainly to lawn with timber panel fencing to the boundaries. The paved patio areas provide the ideal place for al-fresco dining and to enjoy such a pleasant setting. A courtesy gate to the front aspect.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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