



13 Barnfield Road, Bollington, Macclesfield, SK10 5DZ

**** NO ONWARD CHAIN **** This attractive two double bedroom semi-detached property is 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. The living accommodation has gas central heating and with some cosmetic improvements will provide an excellent home for the new owner(s) and in brief the property comprises; entrance vestibule, bay fronted living room, dining room with ample space for table and chairs and kitchen. To the first floor there are two double bedrooms both with fitted wardrobes and bathroom. To the front of the property is a lawned garden with flower beds to the perimeter and a driveway which leads to the attached garage. The beautiful Westerly facing rear garden is fenced and enclosed, mainly laid to lawn and features a stone paved seating area ideal for "Al Fresco" dining and entertaining both family and friends.

£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, Bollington, locally nicknamed "Happy Valley" 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. A short drive away is Macclesfield and combines the old with the new. Originally a medieval town, Macclesfield became the country's 'Silk' capital in the 1750's, whilst in recent years it has grown to become a thriving business centre. Nowadays Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There are many independent and state primary schools and secondary schools and easy access to the town. 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 turning right at the second roundabout onto Bollington Road. Take the second right onto Princess Drive

which turns into Heath Road. At the end of the road turn left onto Ovenhouse Lane and almost immediately right onto Crossfield Road. Take the second left onto Barnfield Road where the property will be found on the left hand side.

Entrance Vestibule

Stairs to the first floor. Door to the living room.

Bay Fronted Living Room

14'2 x 11'0

Featuring a double glazed bay window to the front aspect. Ceiling coving. Radiator.

Dining Room

15'3 x 9'6

Ample space for a dining table and chairs. Under stairs storage cupboard. Two radiators. Ceiling coving. Sliding door to the kitchen.

Kitchen

13'4 x 8'0

Fitted with a range of base units with work surfaces over, tiled returns and matching wall mounted cupboards. Stainless steel sink unit with mixer tap and drainer. Space for a cooker, fridge, freezer, washing machine and slimline dishwasher. Double glazed window to the rear aspect and door to the side. Radiator.

Stairs To The Floor

Double glazed window to the side aspect. Access to the loft space.

Bedroom One

12'1 x 11'10

Double bedroom fitted with a range of wardrobes, dressing table and over bed storage.

Double glazed window to the front aspect. Radiator.

Bedroom Two

9'0 x 8'0

Double bedroom fitted with a wardrobe and drawers. Additional storage cupboard.

Double glazed window to the rear aspect. Radiator.

Bathroom

Fitted with a panelled bath with shower over and screen to the side, low level WC and pedestal wash hand basin. Part tiled walls. Double glazed window to the rear aspect. Radiator.

Outside

Driveway And Front Garden

To the front of the property is a lawned garden with flower beds to the perimeter and a driveway which leads to the attached garage.

Attached Garage

17'3 x 8'3

Up and over door. Power and lighting. Double glazed window to the rear and side aspect. Door to the rear.

Westerly Facing Garden

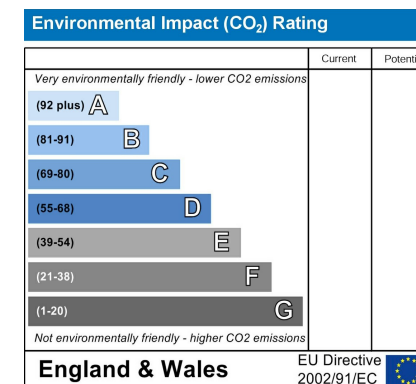
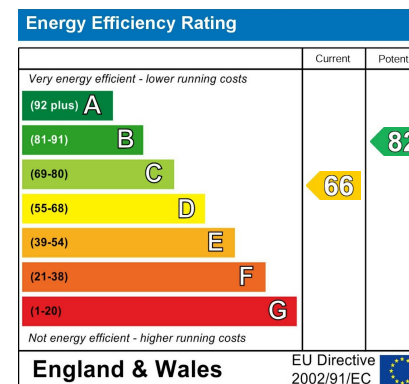
The beautiful Westerly facing rear garden is fenced and enclosed, mainly laid to lawn and features a stone paved seating area ideal for "Al Fresco" dining and entertaining both family and friends.

Tenure

We are advised by our vendor that the property is Freehold.

The vendor has also advised us that the property is council tax band C.

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

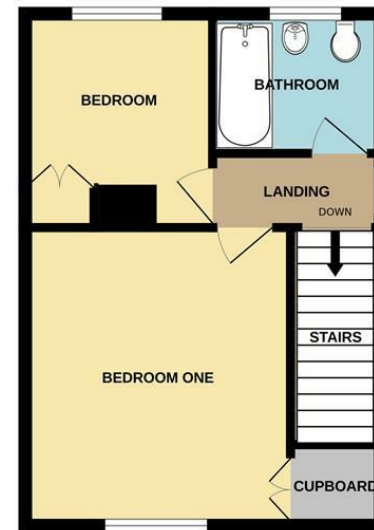




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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