





# 54 Wellington Road, Bollington, Macclesfield, SK10 5JH

A traditional bay fronted, three bedroom semi detached property located in a highly desirable residential area, 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 present owners have given careful consideration to its detail to provide a perfect balance for the new owners. The well-planned accommodation is stylishly presented and has the benefit of both gas fired central heating via a Worcester boiler and double glazed windows. In brief the property comprises; covered porch, entrance hall, bay fronted living room with feature contemporary gas fire and an extended family/dining kitchen with bi-folding doors opening to the garden. To the first floor there are three bedrooms (en-suite shower room to the master bedroom) and a stylish family bathroom fitted with a white suite and separate walk in shower. The property is set back behind a lawned front garden and elevated from the road. To the rear is a double storey garage and off road parking (accessed off Waterhouse Avenue). The well planned garden is set over two levels with an Indian stoned paved seating area ideal for "Al Fresco" dining and entertaining both family and friends. Steps lead up to an additional Indian stone patio and access to the rear of the garage/studio. Steps lead up to the driveway and garage with electric roller door.

## £400,000

### Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

#### 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 the property will be found elevated on the right hand side just before the Co-op on the left.

#### Entrance Hallway

The composite front door opens to the hallway. Stairs to the first floor. Under stairs storage cupboard. Double glazed window to the side aspect.

#### Bay Fronted Living Room

11'11 x 11'6" max

Feature contemporary living flame gas fire. Bay fronted double glazed window to the front aspect. Picture rail. Radiator.

#### Family/Dining Kitchen

17'9" max x 15'5" max

#### Family/Dining Area

Featuring log burning stove within the chimney breast. Attractive solid oak flooring. Ample space for a table and chairs. Double glazed Bi-folding doors to garden. Radiator.

#### Kitchen

Beautifully appointed kitchen fitted with a comprehensive range of stylish 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. Space for a Range cooker. Space for a dishwasher and fridge/freezer. Built in storage cupboard housing the washing machine. Inset kickboard lighting. Attractive solid oak flooring. Open plan to the dining and family area.

#### Stairs To The First Floor

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

### Bedroom One

10'6" x 10'2" extending to 15'5"

Double bedroom with double glazed window to the rear aspect. Radiator.

### En-Suite Shower Room

Fitted with a modern suite comprising; shower cubicle, push button low level WC and vanity wash hand basin. Tiled floor and part tiled walls. Chrome ladder style radiator. Recessed ceiling spotlights. Double glazed window to the rear aspect.

### Bedroom Two

11'11" x 8'1" to wardrobe fronts

Double bedroom fitted with a range of floor to ceiling wardrobes to one wall. Double glazed window to the front aspect with views over rooftops and mature trees. Radiator.

### Bedroom Three

8'8" x 6'8"

Single bedroom with double glazed window to the front aspect. Radiator.

### Stylish Family Bathroom

Fitted with a stylish white suite comprising; tiled panelled bath, separate walk in shower, push button low level WC and vanity wash basin. Tiled floor. Part tiled walls. Built in storage cupboard. Chrome ladder style radiator. Recessed ceiling spotlights. Double glazed window to rear aspect.

### Outside

#### Rear Garden

The well planned garden is split over two levels with an Indian stoned paved seating area ideal for "Al Fresco" dining and entertaining both family and friends. Steps lead up to an additional Indian stone patio and access to the rear of the garage/studio. Steps lead up to the driveway and garage.

#### Off Road Parking

Off road parking can be found to the rear of the property (accessed off Waterhouse Avenue).

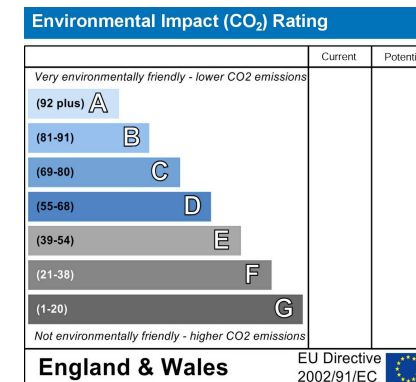
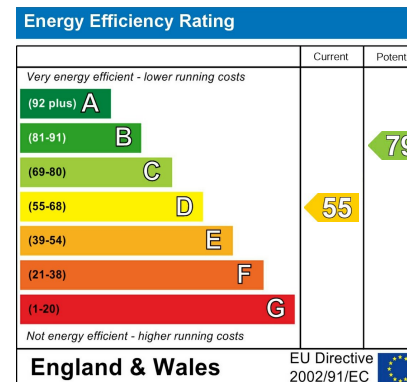
### Double Storey Garage/Studio

storage - 18'10" x 10'3"

The garage is fitted with an electric roller door (accessed off Waterhouse Avenue). The bottom half of the garage is ideal for a studio/workshop with a courtesy door to the garden.

### Tenure

We have been advised from the vendor that the property is Freehold and the council tax band is C. We would advise any perspective 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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