



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

40, Waterwheel Way, Bollington, Cheshire, SK10 5DQ

An exclusive detached property occupying arguably the finest position on the development, backing onto open countryside and benefitting from a double garage and parking for six motor vehicles.

Asking Price £695,000

Constructed by Bellway Homes in 2017, this superbly appointed detached property forms part of an exclusive development located at the head of a cul-de-sac with delightful views to the rear over countryside.

The property is appointed to the highest of standards and in brief the accommodation comprises on the ground floor an entrance hall, cloakroom/WC, utility room and access to garage, whilst at first floor level the landing allows access to a superb family/dining room, luxuriously fitted kitchen, a bright and airy lounge, study and cloakroom/WC. To the second floor there is a master bedroom with en-suite shower room, three further good sized bedrooms and a well appointed family bathroom/WC.

Outside, the property commands arguably one of the finest positions on the development and to the front there is a double tarmac driveway that leads to the double garage. To the side of the property there is a further tarmac driveway with parking for four motor vehicles. The gardens to the rear are beautifully landscaped and comprise an extensive lawned area, raised paved patio area and well stocked borders.

Particular mention must be made of the delightful views over open countryside.

We would strongly recommend an internal inspection of this stunning property in order to fully appreciate the light and airy well-planned accommodation provided within and the superb presentation.

There is a wide range of shopping, travel, educational and recreational facilities available in Bollington and nearby Macclesfield.

Directions:

From our Bollington Office proceed up High Street turning left into Palmerston Street. Proceed in the direction of Macclesfield, continue under the aqueduct bridge and after a short distance turn right just past the CO-OP into the Waterhouse Mill development. Turn left into Waterwheel Way where the property can be found at the end of the cul-de-sac set back on the right-hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

With built in cloaks cupboard, Karndean Floor, staircase off, double radiator.

CLOAKROOM/WC

Comprising: Pedestal wash hand basin, low level WC, part tiled walls.

UTILITY ROOM 5'8 x 5'6

With Karndean Floor, plumbing for washing machine, space for dryer, built-in cupboard housing hot water cylinder, single drainer stainless steel sink unit, access to garage.

FIRST FLOOR

LANDING

With double radiator.

LOUNGE 15'9 x 15'7

A bright and airy room with two windows, two double radiators, Juliet balcony, shutters to windows.

FAMILY/DINING ROOM 18'1 x 14'4

With patio doors to rear garden, two double radiators, Karndean Floor.

KITCHEN 10'7 x 9'11

Comprising an excellent range of high gloss base and eye level units, Silestone working surface, one and a half bowl single drainer stainless steel sink unit with mixer tap, integrated fridge freezer, integrated fridge, integrated dishwasher, built-in double electric oven, four ring gas hob with AEG extractor hood over, Karndean Floor.

STUDY 11'10 x 8'

With double radiator.

CLOAKROOM/WC

Comprising: Low level WC, pedestal wash hand basin, part tiled walls, double radiator.

SECOND FLOOR

LANDING

With double radiator.

MASTER BEDROOM 15'7 x 13'4

With an extensive range of built-in wardrobes, attractive half panelled wall, two double radiators, shutters to windows.

EN-SUITE SHOWER ROOM

Comprising: Double shower enclosure and shelving recess to the side, wash hand basin, low level WC, part tiled walls, chrome heated towel rail.

BEDROOM 2 12' x 11'6

With a range of fitted wardrobes, double radiator, shutters.

BEDROOM 3 122 x 9'10

With a range of fitted wardrobes, double radiator, shutters.

BEDROOM 4 10'10 x 10'4

With a range of fitted wardrobes, double radiator, shutters.

FAMILY BATHROOM/WC

Comprising: Panelled bath, double shower enclosure, pedestal wash hand basin, part tiled walls, chrome heated towel rail,

OUTSIDE**GARDENS**

As previously mentioned.

DOUBLE GARAGE

With electric light and power, up and over door.

DRIVEWAY IN FRONT OF GARAGE

Providing parking for two motor vehicles.

DRIVEWAY TO SIDE OF PROPERTY

Providing parking for four motor vehicles.

TENURE

We have been advised by our vendor that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitor.

VIEWINGS

Strictly by appointment through the Agents.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

BAND F

PRESTBURY OFFICE:

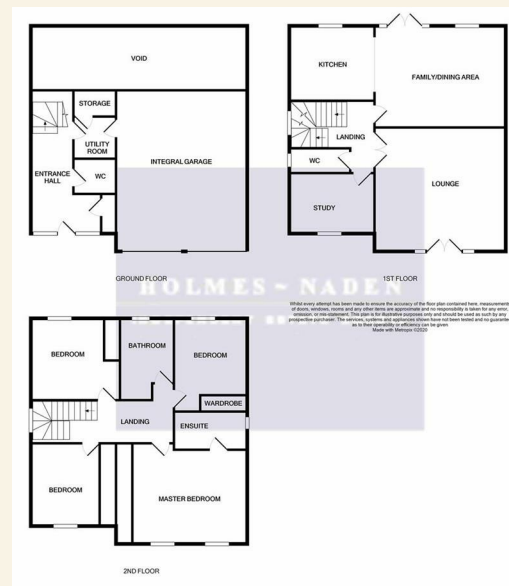
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive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

**MISDESCRIPTIONS ACT 1967**

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