



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

51, Leat Place, Bollington, Cheshire, SK10 5DB

An exclusive and extended five bedroom, three bathroom detached property occupying a superb position on the Waterhouse Mill Development, presented to the highest of standards.

Asking Price £750,000

Constructed by Bellway Homes, this beautifully appointed detached family property, forms part of an exclusive development with delightful views to the front and side over woodland.

In recent years, the property has been extended and now benefits from a ground floor wrap around extension with roof lantern and now provides excellent family entertaining accommodation.

In brief the accommodation comprises on the ground floor entrance hall, cloakroom, family room, delightful kitchen, dining room and sitting room together with a utility room. At first floor level the landing allows access to a master bedroom with en-suite shower room, bedroom two which also benefits from an en-suite shower room, three further bedrooms and a family bathroom. The whole of the accommodation is warmed by a gas fired central heating system augmented by uPVC double glazed units throughout.

Outside the property is accessed by a large driveway with parking for several motor vehicles, which in turn leads to the double garage. To the rear of the property there are delightful gardens which comprise a large lawned area, mature stoned paving, abundantly stocked flower borders. There is a delightful seating area with outside power and lighting.

We would strongly recommend an internal inspection of this wonderful property in order to fully appreciate the fine merits it has to offer.

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 short distance turn right just past the CO-OP into the Waterhouse Development. Turn right into Leat Place follow the road round where the property can be found tucked away immediately in front of you.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY

Built in cloaks cupboard, staircase off, door to garage, double radiator.

CLOAKROOM

Comprising low level WC, pedestal wash hand basin with mixer tap, part tiled walls, double radiator.

KITCHEN 17' x 14'8

Comprising an excellent range of base eye level and drawer units, central island with beech block working surfaces and cupboards and drawers below, built-in electric oven, integrated fridge freezer, five ring gas hob with extractor hood over, integrated dishwasher, built-in wine fridge, one and a half bowl stainless steel sink unit with mixer tap, attractive working surface, double radiator, open to:

UTILITY ROOM 8' x 8'

Plumbing for washing machine, double radiator, doors to outside.

WRAP AROUND DINING/SITTING ROOM 21' x 20'

A fabulous entertaining space, full length BI-Folding doors leading out to the garden, fabulous roof lantern, views to garden, two column radiators.

SITTING ROOM 14' x 12'

Minster stone attractive fireplace incorporating log burner stove, double radiator.

FIRST FLOOR

LANDING

Double radiator, built-in linen cupboard.

MASTER BEDROOM 15'2 x 13'8

With a range of five double built in wardrobes, double radiator.

EN-SUITE SHOWER ROOM

Comprising shower cubicle, low level WC, pedestal wash hand basin, part tiled walls, tiled floor.

BEDROOM TWO 14' x 12'10

Double radiator.

EN-SUITE SHOWER ROOM

Comprising shower cubicle, low level WC, pedestal wash hand basin, part tiled walls, chrome heated towel rail.

BEDROOM THREE 13'5 x 10'5

Double radiator.

BEDROOM FOUR 10'4 x 10'5 plus recess of 3' x 4'

Double radiator.

BEDROOM FIVE 10'3 x 8'8

Double radiator.

FAMILY BATHROOM

Comprising panelled bath with shower attachment, low level WC, pedestal wash hand basin with mixer tap, part tiled walls, tiled floor, chrome heated towel rail.

OUTSIDE**GARDENS**

As previously mentioned.

DOUBLE GARAGE 17'5 x 16'7

With up and over doors, electric light and power, vent for dryer.

VIEWINGS

Strictly by appointment through the Agents.

COUNCIL TAX

BAND F

TENURE

We have been advised that the property is Freehold and free from chief rent.

POSSESSION

Vacant possession upon completion.

PRESTBURY OFFICE:

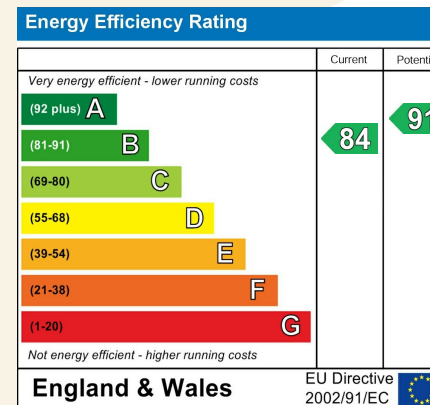
THE VILLAGE,
PRESTBURY,
CHESHIRE SK10 4DG

TELEPHONE: 01625 828254

FACSIMILE: 01625 820019

HEAD OFFICE:

16 HIGH STREET,
BOLLINGTON,
MACCLESFIELD,
CHESHIRE, SK10 5PH
TELEPHONE: 01625 560535
FACSIMILE: 01625 574445

**MISDESCRIPTIONS ACT 1967**

These particulars, whilst believed to be accurate are set out for guidance only and do not constitute any part of any offer or contract – intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise to their accuracy. No person in the employment of Holmes-Naden Estate Ltd. has the authority to make or give any representation or warranty in relation to the property.

