



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# 1, Leat Place, Bollington, Cheshire, SK10 5DB

An attractive and well presented four bedroom detached home occupying a sought after location on the Waterhouse Mill Development.

**Asking Price £595,000**

Constructed by Bellway Homes approximately ten years ago, this deceptively spacious detached family property forms part of an exclusive development and is conveniently situated within walking distance of all the local amenities.

The accommodation comprises on the ground floor reception hall with staircase off, cloakroom, lounge with bay window, dining/living kitchen, utility room. At first floor level the landing allows access to a principle bedroom with en-suite shower room, bedroom two and family bathroom. At the second floor level the landing allows access to two good sized bedrooms and a shower room. The whole of the accommodation is warmed by a gas fired central heating system augmented by uPVC double glazed windows throughout.

Outside the property is accessed by a driveway with parking for motor vehicles, which in turn leads to a single garage. To the rear of the property there are delightful landscaped gardens which comprise a semi circular lawned area, Indian stone paved patio, abundantly stocked flower borders all of which is fully enclosed and enjoys a degree of privacy.

We would strongly recommend an internal inspection of this property in order to fully appreciate the accommodation provided throughout.

There is a wide range of shopping, travel, educational and recreational facilities available in Macclesfield. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 10 minutes and 30 minutes drive of the property.

#### Directions:

From our Bollington Office proceed up High Street turning left into Palmerston Street. Proceed out towards Macclesfield, continue under the aqueduct bridge and after a short distance turn right just past the CO-OP into the Waterhouse Development. Turn right into Leat Place where number one can be found on the left hand side.

#### ACCOMMODATION

##### GROUND FLOOR

##### RECEPTION HALL

Staircase off, deep under stairs storage cupboard, double radiator.

##### CLOAKROOM

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

##### LOUNGE 16'9 x 11'7

Bay window, two double radiators.

##### DINING/FAMILY ROOM/KITCHEN 19'1 x 12'10

Comprising an excellent range of eye level, base and drawer units, Granite working surface, inset one and a half bowl sink unit with mixer tap, built in electric double oven with four ring gas hob and stainless steel hood and splashback over, integrated fridge freezer, integrated dish washer, double built in larder unit, breakfast bar, double radiator, French Doors to the rear garden.

##### UTILITY ROOM 7' x 5'8

Inset sink unit with mixer tap and base cupboard below, Granite working surface, plumbing for washing machine, space for dryer, double radiator, door to outside.

##### FIRST FLOOR

##### LANDING

Cupboard housing hot water cylinder, double radiator.

##### MASTER BEDROOM 19'4 x 9'10

Three double built in wardrobes, double radiator.

##### EN-SUITE SHOWER ROOM

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

##### BEDROOM TWO 13' x 12'5

Double radiator.

### FAMILY BATHROOM

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

### SECOND FLOOR

#### BEDROOM THREE 13' x 9'8

Double radiator.

#### BEDROOM FOUR 12'10 x 9'2

Double radiator.

### SHOWER ROOM

Comprising double shower enclosure, pedestal wash hand basin, low level WC, part tiled walls.

### SINGLE GARAGE

With up and over door, electric light and power.

### GARDENS

As previously mentioned.

### VIEWINGS

Strictly by appointment through the Agents.

### COUNCIL TAX

BAND F

### TENURE

We have been advised that the property is Leasehold. Interested purchasers should seek clarification of this from their Solicitors.

Ground Rent is £470 pa & Maintenance Charge is £198.06 pa.

### POSSESSION

Vacant possession upon completion.

#### PRESTBURY OFFICE:

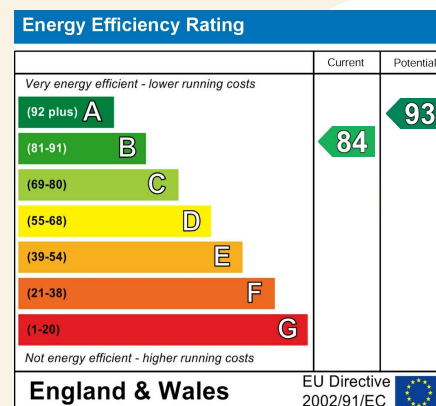
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#### MISDESCRIPTIONS ACT 1967

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