

ANY
PART EXCHANGE
WELCOME



Palmerston Street

Bollington, Macclesfield, SK10 5JX

SHRIGLEY ROSE & CO

Bespoke Estate Agents



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Welcome to this delightful and picturesque cottage located in the heart of Bollington. This charming home displays three generously sized bedrooms, two modern bathrooms, and multiple versatile living areas, perfect for both relaxation and entertaining. Additionally, a spacious cellar provides a wealth of extra accommodation or storage options, making this property as practical as it is beautiful. Set amidst the vibrant community of Bollington, this home offers a unique blend of character and comfort, ideal for families or those seeking a tranquil yet convenient lifestyle. Upon entering the spacious hallway, you are immediately greeted by the inviting warmth and character this home exudes. With its thoughtful design and welcoming ambiance, the hallway sets the tone for the rest of the property, creating a sense of comfort and homeliness from the moment you step inside. Stepping into the living room, your attention is immediately captured by the charming coal fireplace, which serves as the heart of this gorgeous double-aspect space. The room exudes a cosy, homely feel, perfect for unwinding after a long day. Double doors at the rear open to reveal a private outdoor oasis, complete with a sunken hot tub and stunning views of Bollington Rec and the surrounding countryside, creating an ideal space for relaxation and entertaining alike. Now moving into the kitchen, the true heart of the home, you'll find a beautifully renovated living space that effortlessly blends functionality and style. Designed to cater to every need, this kitchen is perfect for cooking, lounging, entertaining, and socialising. It features a sleek modern range of units complemented by a stunning worktop, as well as built-in appliances including a Rangemaster with a five-ring hob, two electric ovens, a grill, a large fridge freezer, and an integrated dishwasher. The kitchen island overlooks an additional sitting area, complete with a cosy log burner, creating an inviting space to relax and unwind. This bright and airy room is further enhanced by large sash windows to the front and rear, flooding the space with natural light and making it a warm, welcoming hub for the whole family. Adjacent to the kitchen, you'll find the bright and practical dining room. This space is bathed in natural light, thanks to its large windows and patio doors that lead to the outdoor area. Whether enjoying a casual meal or hosting a dinner party, the dining room offers stunning views, providing the perfect backdrop for memorable dining experiences. Returning to the hallway, you'll find a convenient cupboard at the end, perfect for storing shoes and coats. From here, stairs lead down to the cellar, a versatile space with endless possibilities. The cellar includes a utility room, a generous storage area, and an additional room that could serve as an office, a guest bedroom, or anything else your heart desires, making it a highly functional and adaptable part of the home. Heading upstairs, you arrive at a bright and airy landing, illuminated by a large window that frames breath-taking views of the surrounding countryside. From here, you step into the primary bedroom, a spacious double-aspect retreat that combines comfort and elegance. This room is further enhanced by a luxurious, high-end modern ensuite, offering both style and convenience for its occupants. The upstairs also features another generously sized double bedroom, a spacious single bedroom, and a modern family bathroom. Each room is thoughtfully designed to maximize comfort and practicality, with the family bathroom offering contemporary fixtures and a sleek finish, perfect for everyday use.







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Stepping outside, the front of the home greets you with undeniable curb appeal, exuding charm and character. The newly installed driveway provides convenient off-road parking, a practical addition to this delightful property. In the south-east-facing garden, you'll find a serene outdoor haven designed to make the most of the sunshine throughout the day. To the right, there's a low-maintenance lawned area, perfect for basking in the sun, alongside a modern yet elegant patio ideal for alfresco dining and entertaining. On the other side of the garden lies another beautifully designed patio area, featuring a sunken hot tub set against the backdrop of stunning views. This private sanctuary offers a spa-like retreat, perfect for unwinding and enjoying the tranquillity of your surroundings in complete comfort and style. Situated in the heart of Bollington, this property boasts an unbeatable location. With all essential amenities just a stone's throw away, you'll have shops, cafes, schools, and recreational spaces right on your doorstep. The vibrant community and picturesque surroundings make this the perfect place to enjoy a convenient and fulfilling lifestyle.

The Current Owners Love:

- The beautiful views from our windows overlooking the park.
- Bollington lifestyle with bars and restaurants on your door step.
- Watching the cricket whilst sitting in the sun or the hot tub from our garden all summer. Glass of champagne in hand obviously.

We Have Noticed:

- The excellent location in the heart of Bollington means everything you need is right on your doorstep. With a wide range of local shops, cafes, and restaurants, you'll find everything from fresh produce to unique gifts just a short walk away. The town is well-connected with nearby transport links, ensuring easy access to surrounding areas.
- The patio, featuring a sunken hot tub area, offers a relaxing sanctuary with privacy and stunning views over Bollington Rec and the surrounding countryside. This peaceful retreat is the perfect place to unwind, whether you're soaking in the hot tub or simply enjoying the serene landscape.
- It is a charming period cottage that seamlessly blends traditional character with modern-day design. Being turn key you can just move straight in and settle straight away.





Key Features:

- Beautiful SOUTH EAST facing garden area
- Patio area with SUNKEN HOT TUB offering breath-taking views
- Excellent central Bollington location
- Charming yet beautiful period cottage
- Variety of living areas offering versatile accommodation for all the family
- TURN KEY home ready to move straight into which has been finished to a high standard throughout

Tenure: Leasehold

Council Tax Band: E

Possession: Vacant possession upon completion

Total Floor Area: 1400

Viewing: Strictly by appointment only through Shrigley Rose & Co



Property Summary:

CELLAR

Office / Possible Bedroom 13'0" x 11'5" (3.96m x 3.48m)

Storage 6'0" x 4'5" (1.83m x 1.35m)

Utility Room 6'0" x 8'7" (1.83m x 2.62m)

GROUND FLOOR

Hallway 6'0" x 17'0" (1.83m x 5.18m)

Living Room 11'5" x 13'0" (3.48m x 3.96m)

Cupoard 6'0" x 3'0" (1.83m x 0.91m)

Living Kitchen 13'5" x 20'0" (4.09m x 6.1m)

Dining Room 11'0" x 9'0" (3.35m x 2.74m)

FIRST FLOOR

Landing 12'5" x 12'7" (3.78m x 3.84m)

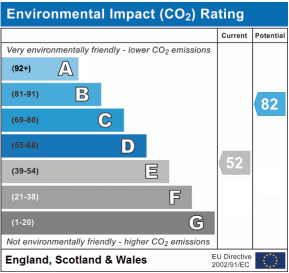
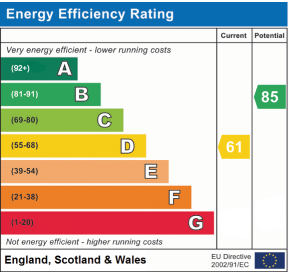
Bedroom One 11'5" x 13'0" (3.48m x 3.96m)

Ensuite 6'0" x 7'5" (1.83m x 2.26m)

Bedroom Two 13'5" x 11'0" (4.09m x 3.35m)

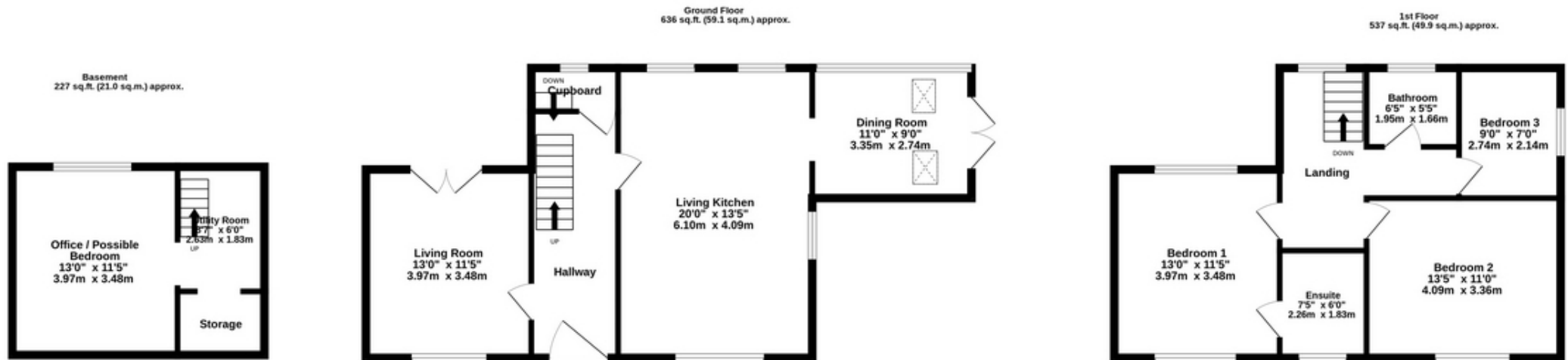
Bedroom Three 7'0" x 9'0" (2.13m x 2.74m)

Bathroom 6'5" x 5'5" (1.96m x 1.65m)





DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.



TOTAL FLOOR AREA : 1400sq.ft. (130.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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