



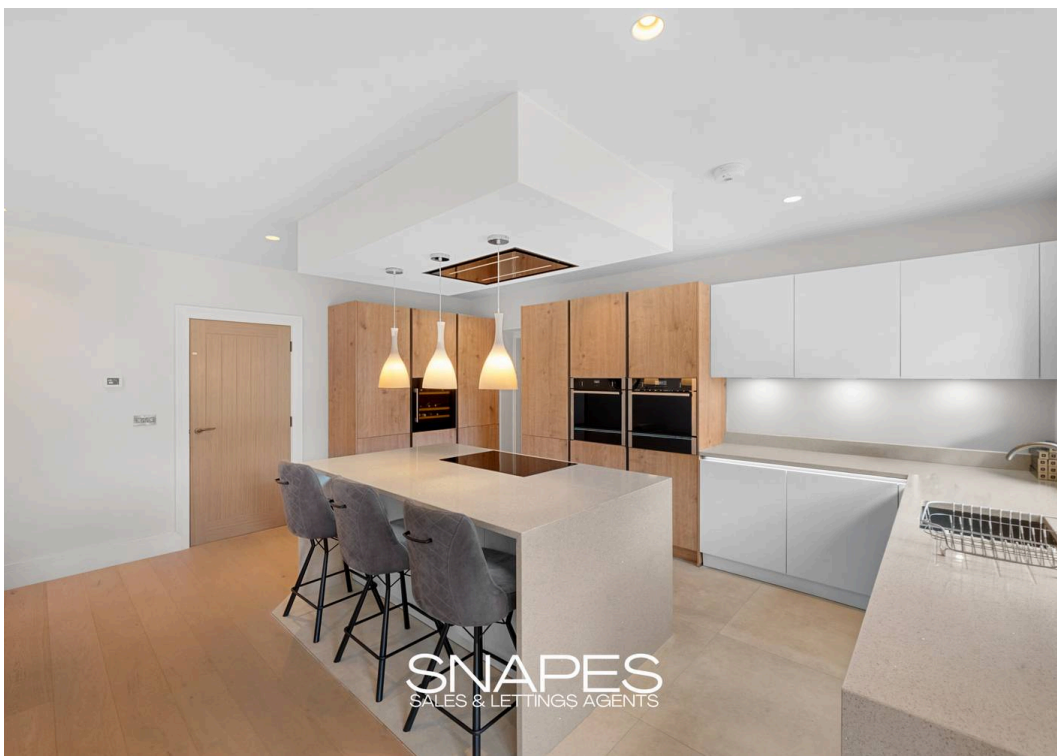
Bollin Rise, Scott Road, Prestbury
o/o £1,500,000

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Bollin Rise, Scott Road

Prestbury, Macclesfield

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- Stunning Bespoke Detached Built In 2019 By Huntsmere
- Spacious Entrance Hallway & Sitting Room With Floor To Ceiling Windows
- Fabulous Open Plan Kitchen Diner With Central Island And Neff Integrated Appliances
- Utility Room, WC & Integral Double Garage (With Potential To Partly Convert Into Further Living Space)
- Four Large Double Bedrooms With Vaulted Ceilings
- Stylish Ensuite To Each Bedroom Including Dressing Room Off Master & Large Landing With Office Space
- Underfloor Heating, Solar Panels & Air Source Heat Pump (Eco Friendly & EPC Rating - B)
- Private Gardens To Front & Rear & Driveway Parking For Numerous Cars
- Secluded Plot Behind Electric Gates
- Highly Sought After Central Location Just A Short Stroll From the Village





Sitting Room

16' 10" x 11' 11" (5.12m x 3.64m)

Open Plan Kitchen Diner & Living Room

22' 6" x 29' 9" (6.86m x 9.06m)

Utility Room

WC

Double Garage

19' 9" x 18' 0" (6.02m x 5.48m)

Master Bedroom

23' 5" x 18' 4" (7.13m x 5.59m)

Dressing Room

Ensuite

Bedroom Two

19' 8" x 12' 6" (5.99m x 3.82m)

Ensuite

Bedroom Three

14' 3" x 11' 11" (4.35m x 3.64m)

Ensuite

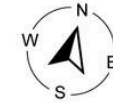
Bedroom Four

13' 11" x 10' 11" (4.25m x 3.34m)

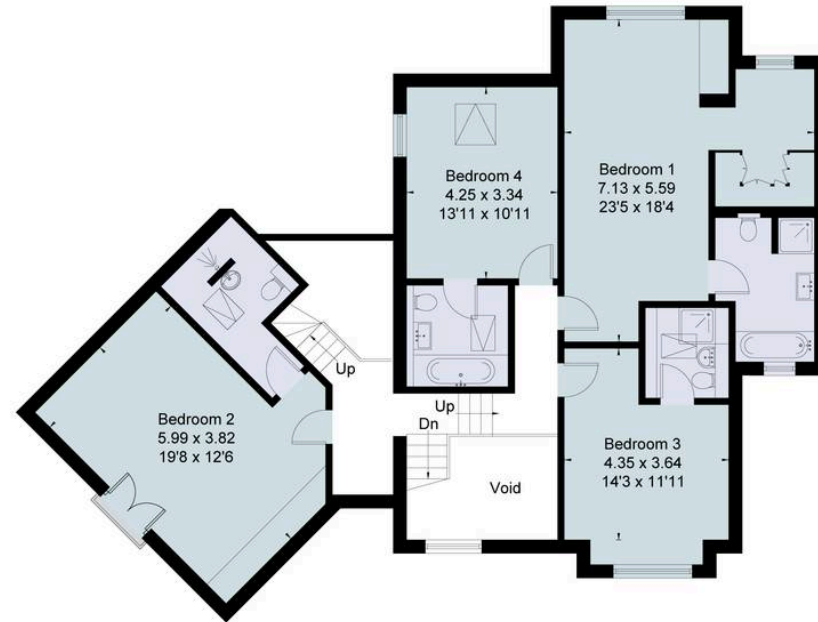




Approximate Floor Area = 225 sq m / 2422 sq ft
Garage = 36.8 sq m / 396 sq ft
Total = 261.8 sq m / 2818 sq ft (Excluding Void)



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #83697

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