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**SALE**

# Rooftops

**Sales Letting & Management**



## Harrop Road, Bollington, SK10 5QS

BEAUTIFULLY PRESENTED THROUGHOUT

2 GENEROUS DOUBLE BEDROOMS

PRIVATE COURTYARD GARDEN

END TERRACE

DRIVEWAY FOR 2 VEHICLES

FULL RE-ROOF

Harrop Road is a beautifully presented 2-bedroom end-terrace, enviably situated in the charming village of Bollington, close to local amenities, the iconic White Nancy and picturesque countryside. Lovingly modernised and enhanced by the current owners, this impressive home offers stylish accommodation, comprising: Ent porch, welcoming hallway, living/dining area, an additional reception room and a well-appointed kitchen. The first floor offers two generous double bedrooms, one with fitted furniture, while the second enjoys superb countryside views. A luxury bathroom completes the accommodation. Further benefits include uPVC double glazing throughout, a recently installed gas boiler serviced annually, boarded loft with light, a full re-roof, new front door and chrome light/power points. Externally, the property continues to impress with a paved driveway for two vehicles, plus a generous sunny paved rear courtyard garden ideal for entertaining. EPC rating, C/tax band C, Freehold.

Asking Price

**£315,000**

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## ENTRANCE PORCH

Entrance porch with double glazed windows and a newly fitted uPVC front door, wall light, wooden flooring, and wood and glazed door leading through to the entrance hall.

## ENTRANCE HALLWAY

2.58m (8' 6") x 2.76m (9' 1")

Entrance hallway, bright and welcoming with wooden flooring, radiator with decorative cover and display shelf, ceiling light point, and smoke alarm. Useful under stairs storage cupboard with lighting, housing the electric fuse box. Double glazed window to the front elevation, with carpeted stairs leading to the first floor featuring handrail and banister.

## LIVING/DINING AREA

3.41m (11' 2") x 6.28m (20' 7")

A large Living room/dining area featuring a wood-burning stove, two radiators, double glazed bay window to the front elevation, telephone point, TV point, two ceiling light points, and two wall light points. Carpeted flooring throughout, with double glazed bi-fold doors leading to an additional reception room.

## RECEPTION ROOM 2

3.80m (12' 6") x 3.16m (10' 4")

A bright and airy additional reception room, currently utilised as a separate dining room, featuring a radiator, nine ceiling downlights, wood flooring, and double glazed windows with French doors opening onto the rear paved garden. Fitted cat flap.

## KITCHEN

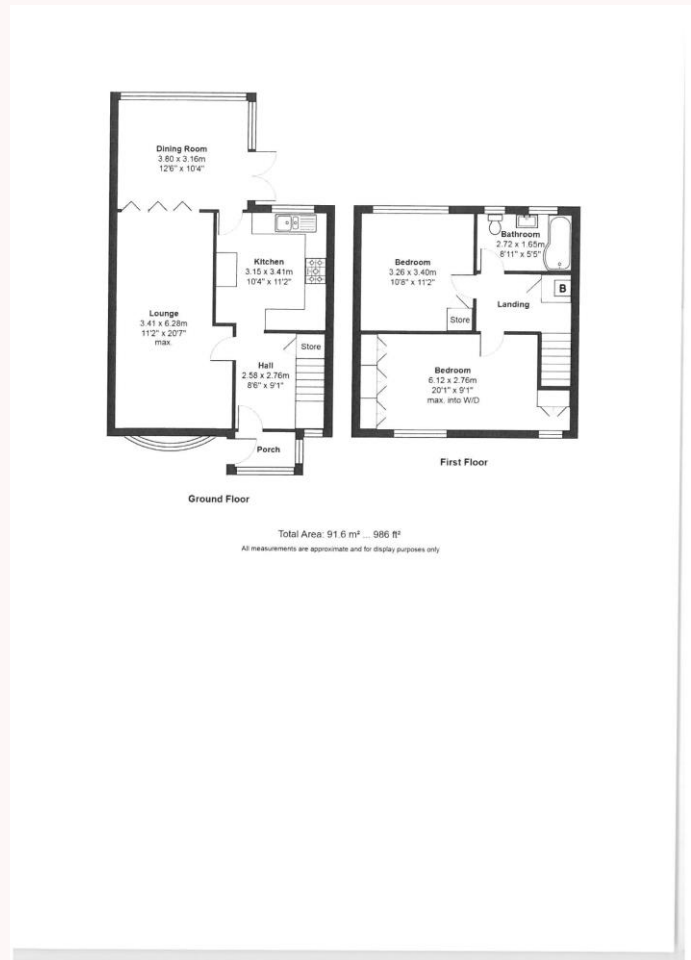
3.15m (10' 4") x 3.41m (11' 2")

Kitchen beautifully fitted and thoughtfully laid out with a range of cream shaker-style units incorporating a built-in BOSCH microwave oven, separate oven and grill below, a five-ring gas hob with extractor hood above. Stainless steel one and a half bowl sink unit with wooden work surfaces and tiled splash backs. Plumbing for washing machine, recess for condenser dryer, integrated dishwasher, and space for an American-style fridge freezer. Eight ceiling down lights and double glazed door leading through to the dining room. Double glazed window to rear elevation.

## LANDING

Landing with carpeted stairs leading to the first floor landing, featuring a built-in airing cupboard housing the gas-fired central heating boiler, wooden flooring, ceiling light point, and smoke detector.

## Floorplans



**BEDROOM 1**

6.12m (20' 1") x 2.76m (9' 1")

A spacious and exceptionally bright master bedroom featuring two double glazed windows to the front elevation, wooden flooring, two ceiling light points, one incorporating a ceiling fan, radiator, and power points. Fitted wall-to-wall wardrobes together with a fitted dressing table incorporating drawers and wall-mounted mirror. Further built in double wardrobe. Access to boarded loft space with lighting.

**BEDROOM 2**

3.26m (10' 8") x 3.40m (11' 2")

A bright double bedroom with double glazed window to the rear elevation enjoying views towards White Nancy and the surrounding countryside. Built-in storage cupboard, wooden flooring, power points, and ceiling light point.

**BATHROOM**

2.72m (8' 11") x 1.65m (5' 5")

Luxury fitted bathroom comprising an L-shaped bath with shower over, vanity wash hand basin with drawers beneath, low level WC, and stainless steel heated towel rail. Two double glazed frosted windows to the rear elevation, wooden flooring, four ceiling down lights, and ceiling extractor fan.

**LOFT**

boarded with light

**OUTSIDE - FRONT**

To the front of the property is a paved driveway providing off-road parking for two vehicles, bordered by walling and hedging, together with an outside water tap and concealed bin storage area.

**REAR COURTYARD GARDEN**

To the rear is a generous south-facing, fully enclosed courtyard garden, mainly paved with raised borders incorporating hedging and shrubs. Outside water tap and gate providing access to the rear ginnel.

**DISCLAIMER**

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**DISCLAIMER.**

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