



16 Bollington Road, Macclesfield, SK10 5EG Offers in excess of £270,000

Good Move are delighted to offer this three bedroom semi-detached home.

This spacious property offers an excellent opportunity for a range of buyers, boasting well-proportioned accommodation throughout and plenty of potential to make it your own. The ground floor features generous living spaces filled with natural light, while the upper floor provides comfortable bedrooms and practical family accommodation.

Externally, the property benefits from a private driveway providing convenient off-road parking, along with a beautiful and versatile rear garden. Perfect for relaxing, entertaining, or family enjoyment, the garden offers a wonderful outdoor space with scope for a variety of uses throughout the year.

Bollington offers a fantastic range of local shops, cafés, schools and leisure facilities, with the wider amenities of Macclesfield just a short drive away. The property is ideally situated for commuters, with easy access to the national motorway network, direct rail services to London and Manchester, and Manchester Airport approximately 30 minutes away.

The property has been attractively priced and we invite all buyers in a position to proceed to view.

Please call for more information.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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