



## 1 Oakleigh House Hamson Drive, Bollington, Macclesfield, SK10 5ST

£170,000

- A beautifully presented one double bedroom ground floor apartment.
- Gas central heating and double glazing.
- Spacious reception room, kitchen and a three piece bathroom.
- Beautifully maintained communal garden as well as ample parking for both residents and visitors.

# I Oakleigh House Hamson Drive, Macclesfield SK10

5ST

A beautifully presented one-bedroom ground floor apartment, set within an attractive development in the sought-after village of Bollington, close to local amenities on the Pott Shrigley side of the village.

Surrounded by mature trees and well-maintained communal grounds, this charming property offers a peaceful setting while remaining conveniently located. The apartment benefits from gas central heating and double glazing.

The accommodation is accessed via a communal entrance hall leading into a private hallway, which features an intercom system, two useful built-in storage cupboards and access to all rooms. A particular highlight of the property is the spacious reception room, which enjoys a triple aspect and is flooded with natural light, creating a bright and airy living space ideal for both relaxing and entertaining, with a glazed door providing access to the kitchen.

The kitchen is fitted with a range of modern wall and base units with complementary work surfaces, incorporating a stainless steel sink, built-in oven, four-ring gas hob with extractor hood over, and space and plumbing for a washing machine.

The well-proportioned double bedroom benefits from a pleasant side aspect, while the bathroom comprises a three-piece suite including a walk in shower, pedestal wash hand basin, low-level WC and a chrome heated towel rail.

Externally, the property enjoys access to a beautifully maintained communal garden, mainly laid to lawn with mature shrubs and trees, as well as ample parking for both residents and visitors.



Council Tax Band: C







## Viewings

Viewings by arrangement only. Call 01625 430044 to make an appointment.

EPC Rating: TBC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	78
(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	

