





3, Coronation Buildings, Macclesfield, Cheshire SK10 5JY

Situated within an attractive row of traditional stone cottages, Coronation Buildings is a beautifully presented home, finished to an exceptionally high standard throughout, creating a charming and highly versatile property.

Set amid picturesque countryside, the home enjoys stunning views across the village and local church. Despite its peaceful setting, it is conveniently located just a short stroll from the canal, local pubs, scenic walking routes, and highly regarded schools offering the perfect balance of rural tranquillity and everyday convenience.

The well-planned accommodation briefly comprises an entrance hall, lounge, family room, cloakroom/WC, and a tastefully appointed breakfast kitchen to the ground floor. To the first floor are two well-proportioned bedrooms and a contemporary bathroom, while the converted attic provides an excellent additional space suitable for a variety of uses, such as a home office, guest room, or hobby area. Additionally the property benefits from gas-fired central heating and uPVC double glazing throughout.

To the front, the house is set back behind a charming walled courtyard and further benefits from parking. Externally, the rear features a fully enclosed, courtyard-style garden arranged over multiple tiers, offering a choice of seating areas alongside an attractive range of planting. The garden enjoys a delightful outlook over the rooftops of Bollington towards the surrounding countryside.

This is an ideal home for those seeking character, modern comfort, and a picturesque setting in the heart of Bollington.

Bollington is a vibrant and ever-evolving town known for its thriving artistic and community spirit. From the championship-winning Bollington Brass Band (North West 1st Section) to the Festival Choir, Bollington Light Opera Group (BLOG) and the Festival Players, the town boasts a rich tapestry of cultural and volunteer-driven initiatives. Increasingly popular with tourists, Bollington offers excellent opportunities for walking, cycling and horse riding amid stunning countryside.

Nearby Macclesfield provides residents and visitors with outstanding transport links. The town connects directly to local motorway and rail networks including the West Coast Main Line offering fast routes to London. Additionally, Manchester International Airport is just thirteen miles away by road, making both domestic and international travel easily accessible.

Proceed out of Macclesfield along the Silk Road towards Bollington and at the second roundabout, take the third right towards Bollington. Proceed into the village and turn right just after the library into Hurst Lane and take an intimate right turn into Coronation Buildings.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Entrance Hall

Composite front door. Dado rail. Deep skirting boards. Laminate flooring. Handrail to the staircase. Traditional column radiator.

Lounge

11'10 x 11'09

Multi-fuel stove set within a feature fireplace with stone hearth. Ceiling cornice. Shelving and cupboards to the chimney recess. T.V. aerial point. Deep skirting boards. Laminate flooring. uPVC double glazed windows with plantation shutters. Single panelled radiator.

Family Room

15'07 x 12'00

Log burner set within a cast-iron feature fireplace with stone hearth. Cupboard to the chimney recess. Picture rail. Original floorboards. Double panelled radiator. Open way through to the Breakfast Kitchen.

Breakfast Kitchen

14'10 x 6'06

Franke undermount sink with mixer tap and base cupboard below. An additional range of matching white gloss base and eye level cupboards with matching worktops and splashbacks. Integrated double oven. Integrated four ring induction hob. Integrated microwave. Integrated Bosch dishwasher. Space for fridge/freezer. Plumbing for automatic washing machine. Extractor fan. Recessed spotlighting. Tiled flooring. Velux windows. uPVC double glazed window. uPVC double doors opening onto the rear garden.

Cloakroom/W.C.

Mira electric shower. Hand washbasin. Low suite W.C. Partially tiled walls.

First Floor

Landing

Handrail and spindle balustrade to the staircase. Dado rail. Understairs storage cupboards.

Bedroom One

15'07 x 12'02

Ceiling cornice. Feature cast iron fireplace with stone hearth. Original floorboards. Two uPVC double glazed windows with plantation shutters. Double panelled radiator.

Bedroom Two

8'11 x 7'09

Original floorboards. uPVC double glazed window. Single panelled radiator.

Bathroom

The white suite comprises a free-standing bath with central mixer tap and shower attachment, a fully tiled corner cubicle with thermostatic rainfall shower and additional shower attachment over, a pedestal wash basin and a low suite W.C. Partially tiled walls. Cupboard housing the Vaillant combination condensing boiler. Recessed spotlighting. Partially tiled walls. Extractor fan. uPVC double glazed window. Vertical chrome heated towel rail.

Second Floor

Bedroom Three

14'10 x 14'08

Exposed wooden beams and stone work. Fitted closets to the eaves. Laminate flooring. Two Velux windows. Spindle balustrade to the staircase. Double panelled radiator.

Outside

Gardens

To the rear there is a charming, fully enclosed courtyard style garden arranged over a number levels and is enhanced by a variety of mature planting. Included within the sale is an attractive, timber built summer house. Parking is available at the front of the property.

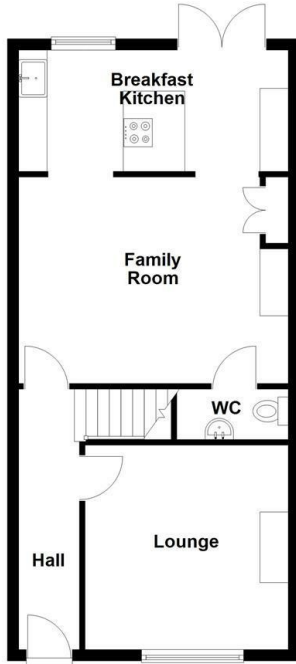
Leasehold

A term of 999 years from 1929 with an annual ground rent of £3.00

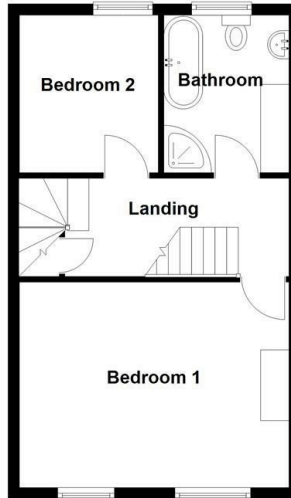
Guide Price £425,000

HOLDEN & PRESCOTT

Ground Floor



First Floor



Second Floor

