



jordan fishwick



112 South West Avenue, Bollington, Macclesfield, SK10 5DS

A deceptive four bedroom detached family home, conveniently positioned in the picturesque village of Bollington where you will find a good selection of shops, pubs and restaurants and surrounded by some of the most stunning countryside as well as being ideal for keen walkers. In brief, the accommodation comprises; entrance hallway, downstairs WC, elegant living room, dining room, kitchen and utility room. To the first floor are four well proportioned bedrooms and a family bathroom. Externally, the property is set back behind a driveway which leads to the attached double garage, whilst to the rear is a generously sized, well maintained garden predominantly laid to lawn and enclosed by timber panel fencing. The borders are enhanced with a variety of shrubs and established flower beds. Viewing is highly recommended at the earliest opportunity.

£475,000

Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

Location

Bollington is a popular and picturesque village, with a host of local amenities including a good primary school, with the centre of Macclesfield just a short drive away. Macclesfield is a thriving market town that provides a comprehensive range of shops, varied social and recreational amenities and good schools for children of all ages. For the commuter, Manchester International Airport and its connection with the North West motorway network are approximately thirty minutes away by car and the railway station in Macclesfield provides fast and frequent Intercity and commuter links with Manchester, London and the surrounding business centres.

Directions

Proceed out of Macclesfield along the Silk Road turning right at the second roundabout onto Bollington Road, continue into Henshall Road and then take the right turning onto South West Avenue.

Entrance Hallway

Accessed via a composite front door. Laminate floor. Stairs to the first floor. Radiator.

Downstairs WC

Push button low level WC and wash hand basin.

Dual Aspect Living Room

16'10 x 11'10

Generous living room featuring an open grate fire and brick surround. Double glazed window to the front and rear aspect. Two radiators.

Dining Room

10'4 x 9'8

Double glazed window and door to the rear aspect. Radiator.

Kitchen

11'8 x 10'4

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled returns. One and a quarter bowl stainless steel sink unit with mixer tap and drainer. Four ring gas hob with extractor hood over. Built in double oven. Integrated dishwasher with matching cupboard front. Double glazed window to the rear aspect. Radiator.

Utility Room

6'4 x 5'5

Space for a washing machine and tumble dryer above. Built in cupboard housing a Worcester boiler. Double glazed window and door to the side aspect.

Stairs To The First Floor

Double glazed window to the side aspect. Access to the loft space. Over stairs storage cupboard.

Bedroom One

12'2 x 10'5

Double bedroom fitted with a range of wardrobes to one wall. Double glazed window to the rear aspect. Radiator.

Bedroom Two

10'0 x 9'10

Double bedroom fitted with a range of wardrobes. Double glazed window to the rear aspect. Radiator.

Bedroom Three

10'5 x 7'4

Good size bedroom with double glazed window to the rear aspect. Built in cupboard. Radiator.

Bedroom Four

8'3 x 6'3

Single bedroom with double glazed window to the front aspect. Radiator.

Family Bathroom

Fitted with a panelled bath with shower over and screen to the side, push button low level WC and vanity wash basin. Tiled walls. Ladder style radiator. Double glazed window to the side aspect.

Outside

Driveway

The property is set back from the road behind a driveway that offers off road parking and provides access to an attached double garage. There is also a well maintained garden to the side. Courtesy gate to the side providing access to the garden.

Double Garage

17'0 x 17'0

Electric roller door. Power and lighting. Courtesy door to the side.

Garden

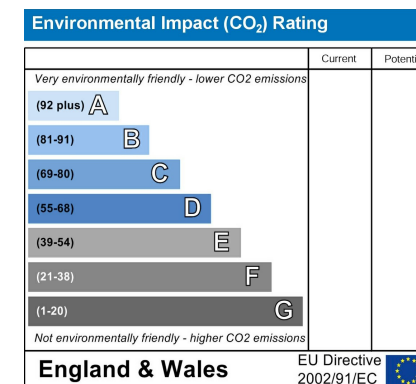
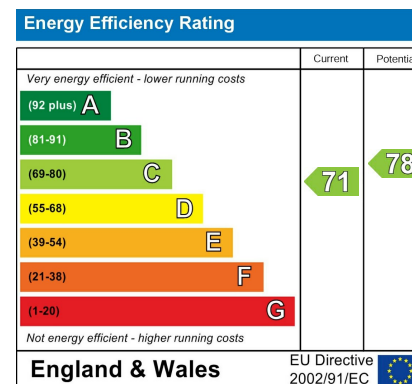
To the rear is a generously sized, well maintained garden predominantly laid to lawn and enclosed by timber panel fencing. The borders are enhanced with a variety of shrubs and established flower beds. Courtesy gate to the side.

Tenure

The vendor has advised us that the property is Freehold and that the council tax is band E. We would advise any prospective buyer to confirm these details with their legal representative.

Anti Money Laundering - Note

To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.





GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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