



**GASCOIGNE
HALMAN**

BOLLINGTON ROAD, BOLLINGTON

THE AREAS LEADING ESTATE AGENT

£339,950

A most stylish and immaculately presented three double bedroom stone built end of terrace property enjoying an attractive private garden with open views across the adjoining fields.

No stone has been left unturned to ensure this house is faultless throughout with a newly fitted shower room, a stunning kitchen and beautiful oak flooring throughout the ground floor.

The house is situated in this most sought after location in Bollington and in brief the accommodation comprises of an entrance hall with oak flooring and gives access to the reception rooms and a cellar.

The lounge has gorgeous plantation shutters, an attractive period style radiator, oak flooring and bespoke units either side of the chimney breast which houses a log burning stove and a tiled hearth.

The lounge opens through into the dining room which has views over the garden and the open aspect beyond. There is a range of bespoke shelving units and attractive cast iron fireplace with a black granite hearth.

The kitchen has recently been refitted in a high quality range of units finished in white with glass splash back and having an AEG oven, matching microwave, an induction hob, dishwasher, washing machine and a fridge/freezer. The kitchen has an attractive tiled floor and has a stable door leading to the rear.

The property enjoys a good sized cellar ideal for storage and comprises of two chambers.

To the first floor the landing has oak doors giving access to the three double bedrooms and the family bathroom.

The main bedroom is situated at the rear of the property and has an almost full length window taking in the fabulous views over the open countryside. There are two further good sized bedrooms and a beautifully refitted walk in shower room.

Outside, the attractive South West Facing courtyard garden is enclosed by stone walling and fencing and has well stocked borders. There is also a stone built store.

LOCATION

Bollington is a picturesque village, offering a range of local amenities, located within short driving distance to the Peak District and Macclesfield town centre.

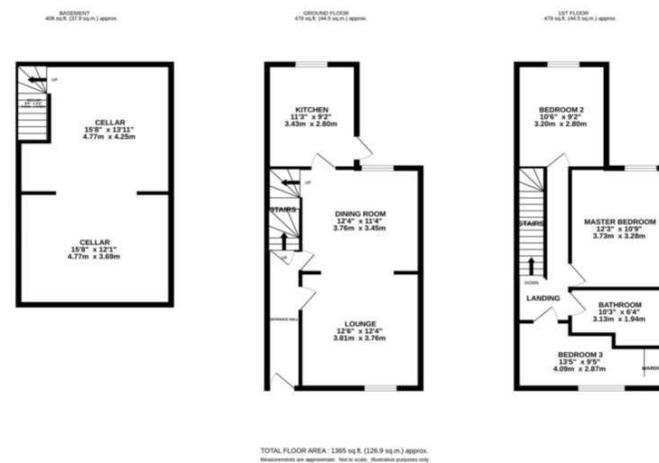
Macclesfield is a thriving market town that provides a comprehensive range of shops, varied social and recreational amenities and good schools for children of all ages. For the commuter, Manchester International Airport and its connection with the North West motorway network are approximately thirty 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

Leaving Macclesfield on the Silk Road, at the 3rd roundabout take the 3rd exit onto Bollington Old Rd/B5090. Continue for some distance and the property can be found on the left. POSTCODE SK10 5EJ

EPC RATING TBC CHESHIRE EAST BAND C

TENURE - FREEHOLD



MACCLESFIELD OFFICE

01625 511367

macclesfield@gascoignehalman.co.uk

80 - 82 Waters Green, Macclesfield, SK11 LH

**GASCOIGNE
HALMAN**

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.