



*Jordan* fishwick



# 22 Dyers Court, Bollington, Macclesfield, SK10 5GG

**\*\*NO ONWARD CHAIN\*\*** Situated within a highly sought after, purpose built development by Linden Homes, this attractive GROUND FLOOR apartment with own PRIVATE entrance and enjoys a wonderful setting surrounded by beautiful countryside. Ideally located in the charming village of Bollington, residents benefit from easy access to a variety of local shops, pubs, restaurants, and some of the area's most breathtaking walking routes and outdoor spaces. The accommodation is well presented throughout and in brief comprises; a communal entrance hall, private entrance hall, living room, fitted kitchen, two double bedrooms (with the main bedroom benefiting from an en-suite shower room) and a separate bathroom. A particular feature of the property is its private Southerly facing courtyard garden to the rear, providing an ideal space to relax and enjoy delightful views towards White Nancy. The development also boasts beautifully maintained communal gardens and a secure barrier controlled car park with an allocated parking space together with additional visitor parking.

## £220,000

### Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

#### Location

Bollington, affectionately known as "Happy Valley", is a charming town situated approximately three miles north of Macclesfield. Nestled on the banks of the River Dean and alongside the Macclesfield Canal, it occupies a picturesque position on the south-western fringe of the Peak District National Park. Overlooking the town is Kerridge Hill, crowned by the iconic White Nancy monument, which was erected to commemorate the Battle of Waterloo and serves as a well-known local landmark. Bollington offers a good selection of local shops and everyday amenities, all within easy reach. Nearby Macclesfield provides a wider range of retail, leisure and recreational facilities to cater for most requirements. The town is also home to the highly regarded Treacle Market, held monthly on the historic cobbled streets of the town centre. Featuring around 140 stalls, the market showcases an eclectic mix of artisan food and drink, antiques, crafts, vintage goods and local community enterprises. The area is well served by a variety of highly regarded independent and state primary and secondary schools. Excellent transport links are readily accessible, including convenient connections to the North West motorway network, Manchester Airport and the beautiful Cheshire countryside. Mainline rail services from both Macclesfield and Wilmslow provide direct links to London Euston, Manchester Piccadilly and other key commercial centres throughout the region.

#### Directions

Proceed out of Macclesfield along the Silk Road in a northerly direction and at the third roundabout, take the third exit into Bollington Road. Continue along this road for some

distance through the village, which turns into Henshall Road, Wellington Road and then Palmerston Street. At the mini roundabout with Shrigley Road turn right onto Church Street. Follow the street to the end and turn left onto Ingersley and next right onto Dyers Court.

#### Communal Hallway

Security entry phone system.

#### Private Entrance Hallway

Useful built in storage/cloaks cupboard. Tiled floor. Entry phone system. Radiator.

#### Living Room

15'0 x 11'4

A fantastic light and airy reception room with double glazed French doors opening to the private patio with views up towards White Nancy. Ceiling coving. Two radiators.

#### Kitchen

11'4 x 8'0

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled returns. Inset stainless steel one and a quarter bowl sink unit with mixer tap and drainer. Four ring gas hob with concealed extractor hood over and oven below. Integrated washing machine and slimline dishwasher. Space for an upright fridge freezer. Tiled floor.

#### Bedroom One

14'2 x 10'4

Double bedroom with double glazed window. Laminate floor. Ceiling coving. Radiator.

### En-Suite

Fitted with a shower cubicle, push button low level WC and pedestal wash hand basin. Part tiled walls and tiled floor. Ladder style radiator. Recessed ceiling spotlights. Double glazed window

### Bedroom Two

11'0 x 10'2 max

Double bedroom with fitted with a range of storage cupboards. Wood laminate floor. Vaillant boiler within cupboard. Double glazed window. Radiator.

### Bathroom

Fitted with a panelled bath with shower over and additional telephone style shower off the taps' push button low level WC and pedestal wash hand basin. Part tiled walls. Ladder style radiator. Recessed ceiling spotlights.

### Outside

#### Residents Parking

The development boasts beautifully maintained communal gardens and a secure barrier controlled car park with an allocated parking space together with additional visitor parking.

#### Private Southerly Facing Courtyard

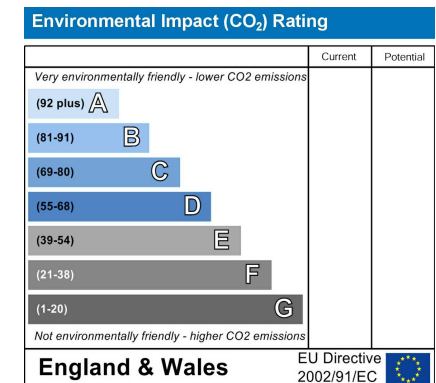
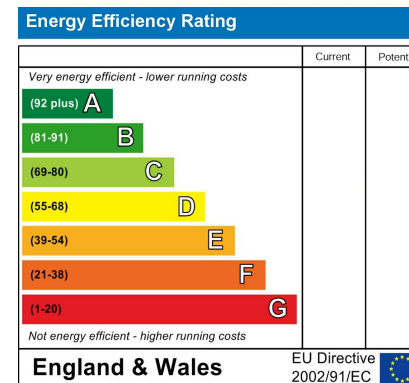
A particular feature of the property is its private Southerly facing courtyard garden to the rear, providing an ideal space to relax and enjoy delightful views towards White Nancy.

### Tenure

We are advised by our vendor that the property is Leasehold with a lease term of 999 years from 21 December 2001. The vendor has also advised that the management fee is £167.71 PCM and the ground rent is £350.00 PA. The vendor has also advised us that the property is council tax band C. We would recommend 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



Measurements are approximate. Not to scale. Illustrative purposes only.  
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