



13 Bollinbarn Drive, Macclesfield

Macclesfield

£385,000

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



# 13 Bollinbarn Drive

Macclesfield

A very spacious detached bungalow standing in lovely mature gardens. Good amount of loving accommodation, three double bedrooms, garage and a driveway. In need of updating. Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- A Very Spacious Three Double Bedroom Detached Bungalow
- Good Sized Living Accommodation With Two Reception Rooms And A Study
- Breakfast Kitchen With A Utility Room
- Great Location In Macclesfield
- Garage And Off-Road Parking
- Lovely Mature Private Garden



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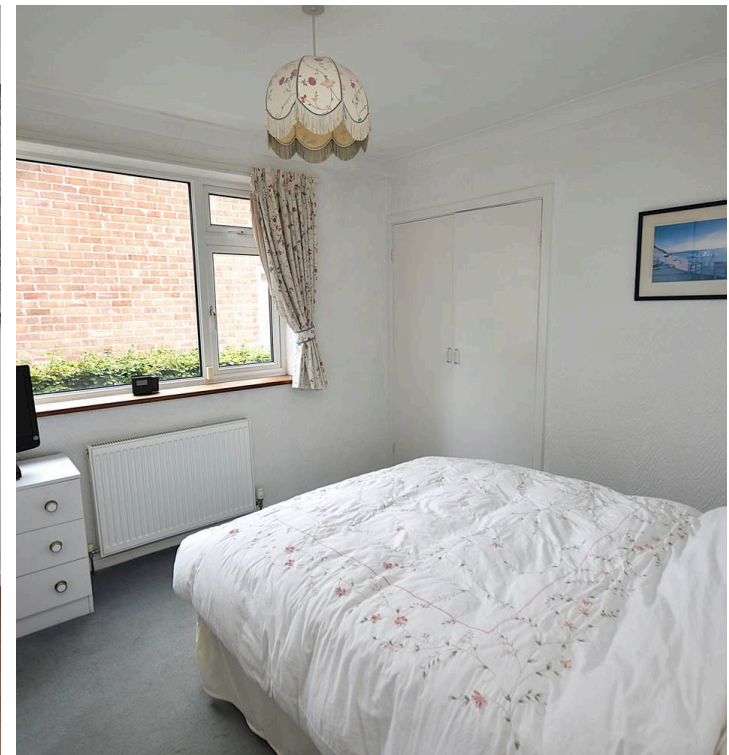
## Macclesfield

Offering extremely spacious accommodation, this three-bedroom detached bungalow boasts some great 1970's architecture. It stands within good-sized, mature and private gardens, offers fabulous-sized living accommodation, and is situated in a sought-after location in Macclesfield.

The property, in brief, comprises an entrance porch, a good-sized open-plan dining room featuring two windows and a circular roof light, allowing for plenty of natural light. The main lounge has large doors providing access to the garden, as well as further access to the kitchen, which has a window overlooking the garden. There is also a utility room with a further door providing access to the front of the property.

Off the lounge is a study with full-length windows overlooking the garden, together with some steps leading up to a large double bedroom, which has a window to the front aspect and an en-suite/WC. There are two further double bedrooms off the hall, along with an airing cupboard and a shower room.

Externally, there is a garage with double doors, a driveway, and a front garden, mainly laid to lawn. To the rear, the mature garden features a walled boundary and a selection of mature trees.





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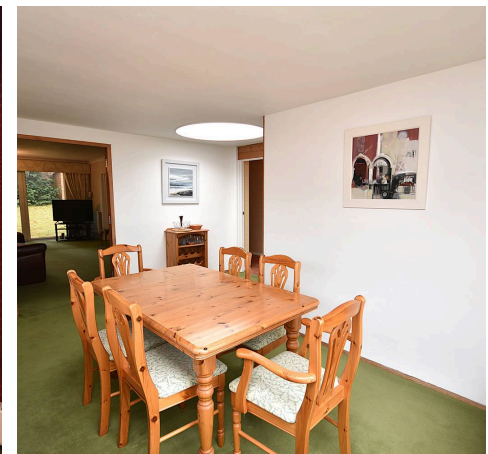
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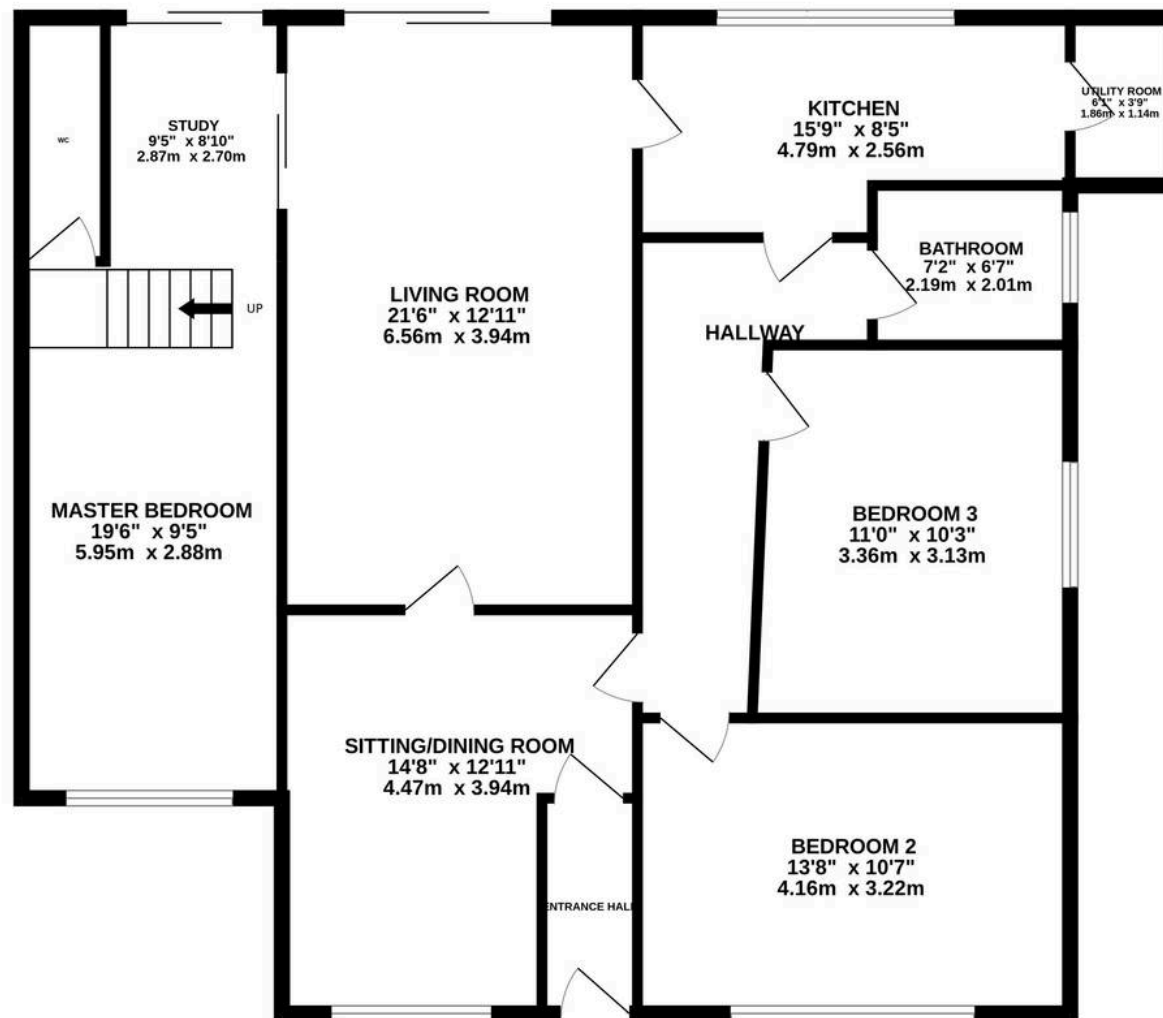
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BASEMENT  
160 sq.ft. (14.9 sq.m.) approx.



GROUND FLOOR  
1329 sq.ft. (123.4 sq.m.) approx.



TOTAL FLOOR AREA : 1489 sq.ft. (138.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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