





24, Gleave Avenue, Macclesfield, Cheshire SK10 5LX

Gleave Avenue is one of Bollington's most sought-after addresses, perfectly positioned towards the end of a peaceful cul-de-sac, an ideal setting for this attractive three-bedroom family home. Nestled at the foot of the iconic White Nancy, the property is just a short stroll from the heart of Bollington, offering convenient access to local shops, the recreation ground, and a host of village amenities.

Since purchasing, the current owners have significantly upgraded the property, including the installation of a stylish new kitchen, a contemporary bathroom, and a full electrical rewire, bringing the home up to modern standards. The accommodation is well-presented throughout, with neutral, tasteful décor that creates a light and welcoming atmosphere — ready for a new owner to move straight in.

In brief the accommodation comprises to the ground floor, an entrance hall, lounge/ dining room, kitchen, and a 29ft garage with a cloakroom W.C. To the first floor there are three well proportioned bedrooms and a bathroom. The property is warmed with gas central heating and uPVC double glazing is installed.

The home is set back behind a lawned front garden and a driveway, which provides off-road parking and access to the attached garage. To the rear, the generous garden offers a wonderful space for relaxing or entertaining, with beautiful, far-reaching views over Bollington and the rolling hills beyond. This is a truly lovely setting to enjoy throughout the seasons.

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 Manchester and at the second roundabout turn right towards Bollington. Continue in Henshall Road and then take the second turning on the right into Grimshaw Lane. Proceed under the aqueduct and then take the third left into Hurst Lane and the first right into Gleave Avenue.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Courtesy light.

Entrance Hall

uPVC front door with double glazing inset. Balustrade and handrail to the staircase. Cloaks cupboard. Quarry tiled floor. Double panelled radiator.

Lounge/Dining Room

21'1 x 13'9 reducing to 10'6

Recess for fire which is currently sealed off. T.V. and Ethernet point. uPVC double glazed window to the front elevation. Sliding aluminium patio door opening onto the garden. Double panelled radiator.

Kitchen

10'8 x 10'1 at maximum

One and a half bowl stainless steel sink unit with a mixer tap and base cupboard below. An additional range of matching base and eye level cupboards with contrasting work surfaces and tiled splashbacks. Integrated appliances include a Miele single oven with four ring gas hob and extractor hood over and a dishwasher. Understairs space for a large up and over fridge/freezer. Tiled flooring. uPVC double glazed window. Double panelled radiator. Door to the garage.

First Floor**Landing**

Access to a fully boarded loft with power and light via a three-piece pull-down wooden ladder. uPVC double glazed window.

Bedroom One

12'1 x 10'7

uPVC double glazed window. Single panelled radiator.

Bedroom Two

14'4 x 10'1 reducing to 12'11

uPVC double glazed window. Single panelled radiator.

Bedroom Three

8'3 x 8'0

Ethernet point. uPVC double glazed window. Single panelled radiator.

Bathroom

The white suite comprises a P-shaped bath with mixer tap, screen and electric shower over, a pedestal washbasin with mixer tap and a low suite W.C. Shaver point. Downlighting. Partially tiled walls. Tiled floor. uPVC double glazed window. White towel radiator.

Outside

Garage

12'0 x 7'11

Up and over door. Power and light. Plumbing for washing machine. Worcester combination condensing boiler. uPVC double glazed window. uPVC door with double glazing inset opening to the garden.

W.C.

High suite W.C. with pull chain. Window.

Garden

The property is set back behind a lawned front garden, a rockery, and a well-stocked flower bed, with a driveway providing off-road parking and access to the garage. There is also side access leading to the rear garden. To the rear, the garden is fully enclosed and features an Indian stone patio along with a generous sloping lawn that extends to the rear boundary. This outdoor space offers excellent potential to be further landscaped or cultivated into an attractive garden area.

£425,000

HOLDEN & PRESCOTT





