



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

15, Leat Place, Bollington, SK10 5DB

A modern 3 bedroom detached property with good sized rear garden and garage occupying a convenient location.

£425,000

Constructed by Bellway Homes 15 Leat Place is a delightful detached home forming part of a small established development within walking distance of local amenities.

The bright and airy accommodation briefly comprises on the ground floor entrance hallway, cloakroom, spacious lounge featuring a box bay window, open plan dining kitchen with patio doors opening onto the rear garden. At first floor level the landing allows access to a main bedroom with en-suite shower, two further good sized bedrooms and a family bathroom. The whole of the accommodation is warmed by a gas fired central heating boiler augmented by double glazed windows throughout.

Externally to the front the property has a driveway which in turn leads to a single detached garage. To the rear of the property the gardens have been professionally landscaped and now comprise gravelled areas with stone pathways, raised flower borders, three seating areas and pergola. The garden enjoys a sunny aspect.

There is a wide range of shopping, travel, educational and recreational facilities available in nearby Macclesfield. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 10 and 30 minutes drive of the property.

Directions:

From our Bollington Office turn left into Palmerston Street. Continue under the aqueduct bridge and after a short distance turn right into Waterwheel Way. Turn right again into Leat Place where number 15 can be found set back on the left hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Understairs storage cupboard, radiator.

LOUNGE 16' x 10'11

Bright and spacious with double glazed bay window, two radiators, electric fire and surround, TV aerial point.

DINING KITCHEN 18'1 x 10'8

Comprising an excellent range of wall, drawer and base units, stainless steel one and a half bowl sink unit with mixer tap and drainer, built in Zanussi oven, four ring gas with stainless steel splashback and extractor hood over, plumbing for washing machine, space for fridge freezer, roll edged laminate working surfaces, dining area with double glazed patio doors to rear garden, radiator.

CLOAKROOM/WC

Comprising low level WC, pedestal wash hand basin with mixer tap, tiled splashback, wall fitted mirror, radiator.

FIRST FLOOR

LANDING

Airing cupboard housing hot water cylinder, radiator.

MAIN BEDROOM 12'1 x 11'2

Comprising a range of two double and one single wardrobe, radiator.

EN-SUITE SHOWER ROOM 6'5 x 5'7

Walk-in shower with glass sliding doors and thermostatic shower, wall mounted mirror, radiator, low level WC, pedestal wash hand basin, tiled walls, attractive flooring.

BEDROOM TWO 11' x 8'6

Radiator.

BEDROOM THREE 11'5 x 9'2

With a range of wardrobes, radiator.

FAMILY BATHROOM 6'7 x 6'2

Comprising panelled bath with shower over and glass side screen, low level WC, pedestal wash hand basin with mixer tap, fitted full length mirror, tiled splashbacks, radiator.

GARDENS

As previously mentioned.

OUTSIDE

ATTACHED SINGLE GARAGE

DRIVEWAY

BEAUTIFULLY LANDSCAPED GARDEN

POSSESSION

Vacant possession upon completion.

VIEWINGS

Strictly by appointment through the Agents.

TENURE

We have been advised that the property is Leasehold. Interested purchasers should seek clarification of this from their Solicitor.

COUNCIL TAX

BAND E

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	80
England & Wales		EU Directive 2002/91/EC



MISDESCRIPTIONS ACT 1967

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