



## 16 Swiss Cottage Bollinbrook Road, Macclesfield, SK10 3DJ

£220,000

- This exceptionally spacious three-bedroom first-floor apartment.
- The main living and dining area is a standout feature, with a large front-facing window.
- The dining kitchen is attractively fitted with a coordinated range of integrated units and appliances, and provides ample room for a kitchen table.
- There are three well-proportioned double bedrooms, all of which enjoy pleasant outlooks.
- Externally, the apartment is complemented by a private garage, additional parking, and access to beautifully maintained communal gardens.

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This exceptionally spacious three-bedroom first-floor apartment is located within a purpose-built development and benefits from both a garage and allocated parking. The property is set in a highly desirable and convenient area of Macclesfield, making it particularly appealing to buyers seeking a well-connected location. The accommodation is warmed by gas-fired central heating and features UPVC double glazing throughout.

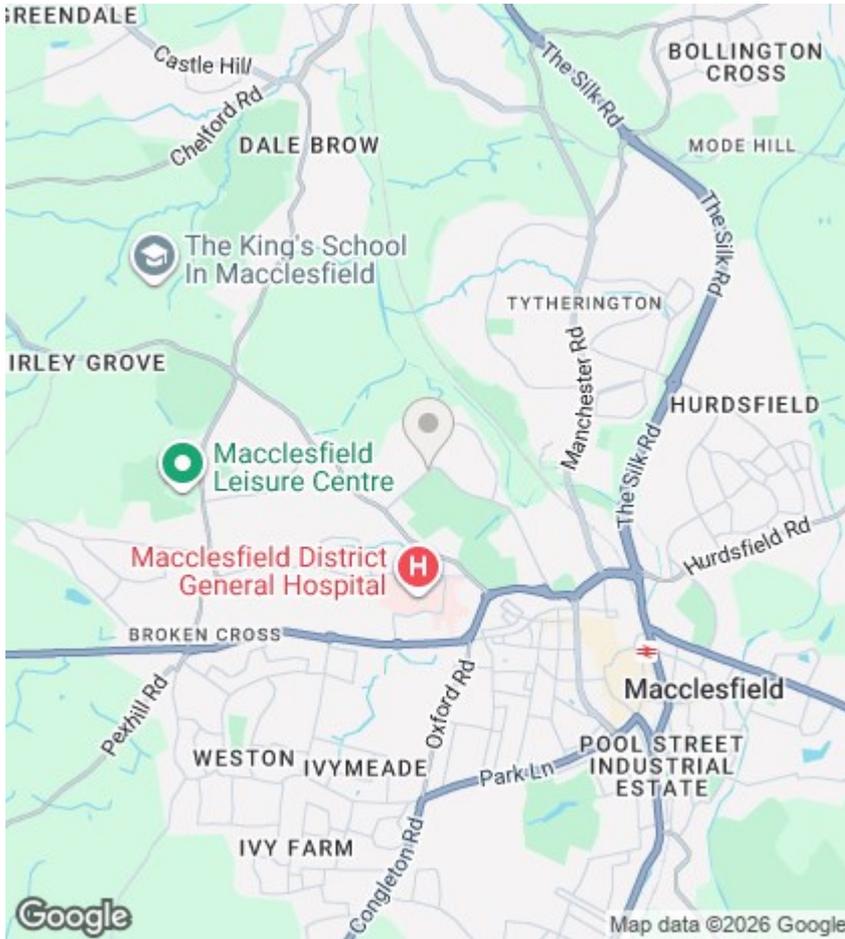
To truly appreciate the size and quality of this apartment, an internal viewing is essential. The property is accessed via a communal entrance and opens into a generous private hallway that offers useful hanging space and creates an excellent first impression. The main living and dining area is a standout feature, with a large front-facing window that allows an abundance of natural light to flood the room, enhancing the sense of space.



Council Tax Band: B







## Directions

## Viewings

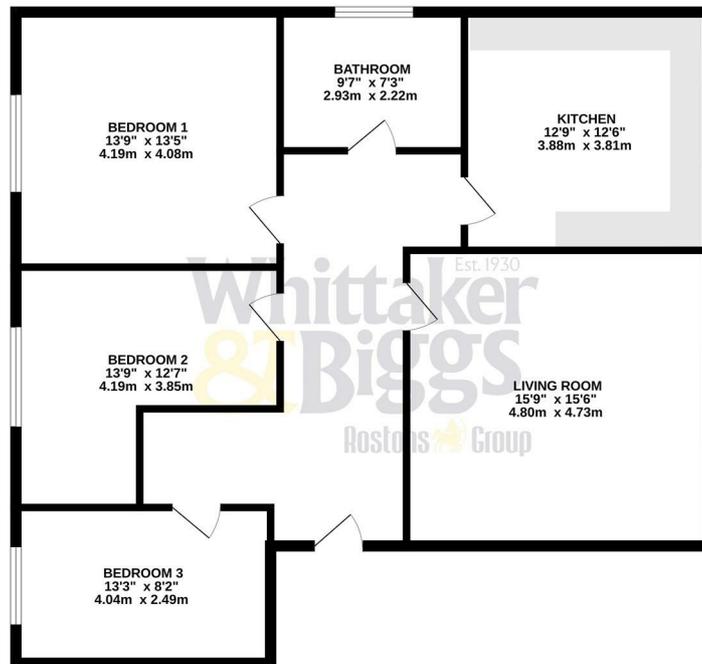
Viewings by arrangement only. Call 01625 430044 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

GROUND FLOOR  
1093 sq.ft. (101.5 sq.m.) approx.



TOTAL FLOOR AREA: 1093 sq.ft. (101.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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