



# 21 Barnfield Road, Bollington, Macclesfield, Cheshire, SK10 5DZ

\*\* NO ONWARD CHAIN \*\* A four bedroom semi-detached family home, conveniently positioned in the picturesque village of Bollington where you will find a good selection of shops, pubs and restaurants and surrounded by some of the most stunning countryside as well as being ideal for keen walkers. Although the property is in need of a full refurbishment, the accommodation is spacious and allows the new owner(s) to put their own stamp on it. In brief the property comprises; porch, entrance vestibule, living room, dining room, conservatory, kitchen, study and downstairs WC. To the first floor are four bedrooms and family bathroom. Externally, to the front of the property is a lawned garden and a driveway which leads to the integral garage. The larger than average Westerly facing rear garden is mainly laid to lawn with fencing and hedging to the boundaries.

## £350,000

### Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

#### Location

Set in Cheshire's plains, on the fringe of the Peak District National Park, Bollington, locally nicknamed "Happy Valley" is on the River Dean and the Macclesfield Canal, on the south-western edge of the Peak District. Rising above the town is Kerridge Hill that is surmounted by White Nancy, a monument built to commemorate the Battle of Waterloo in the Napoleonic Wars. A short drive away is Macclesfield and combines the old with the new. Originally a medieval town, Macclesfield became the country's 'Silk' capital in the 1750's, whilst in recent years it has grown to become a thriving business centre. Nowadays Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There are many independent and state primary schools and secondary schools and easy access to the town. The access points of the North West Motorway network system, Manchester International Airport and some of Cheshire's finest countryside are close at hand. Intercity rail links to London Euston and Manchester Piccadilly can be found at Macclesfield and Wilmslow railway stations as well as commuter rail links to the local business centres.

#### Directions

Proceed out of Macclesfield along the Silk Road turning right at the second roundabout onto Bollington Road. Take the second right onto Princess Drive which turns into Heath Road. At the end of the road turn left onto Ovenhouse Lane and almost immediately right onto Crossfield Road. Take the second left onto Barnfield Road where the property will be found on the left hand side.

#### Porch

Double doors open to the porch. Tiled floor.

#### Entrance Vestibule

Stairs to the first floor. Radiator.

#### Living Room

14'3 x 12'2

Double glazed bay window to front aspect. Radiator.

#### Dining Room

10'2 x 10'0

Under stairs storage cupboard. Radiator.

#### Conservatory

10'8 x 9'2

Double glazed windows and double glazed door to the garden.

#### Kitchen

10'0 x 5'0

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Inset sink unit with mixer tap and drainer. Tiled returns. Space for washing machine and cooker. Radiator. Double glazed window to rear aspect.

#### Study

9'9 x 5'8

Double glazed window to the rear aspect. Radiator.

#### Downstairs WC

Low level WC. Double glazed window to the rear aspect.

### **Stairs To The First Floor**

Access to the loft space. Radiator.

### **Bedroom One**

12'10 x 12'2

Double bedroom with double glazed window to the front aspect. Built in wardrobe. Radiator.

### **Bedroom Two**

12'0 x 8'6

Double bedroom with double glazed window to the front aspect. Radiator.

### **Bedroom Three**

9'2 x 9'0

Good size third bedroom with double glazed window to the rear aspect. Built in cupboard housing the hot water tank. Radiator.

### **Bedroom Four**

10'0 x 8'10 reducing to 5'6

Double glazed window to the rear aspect. Radiator.

### **Bathroom**

Fitted with a panelled bath with shower over and screen to the side, low level WC and pedestal wash hand basin. Part tiled walls. Double glazed window to the rear aspect. Radiator.

### **Outside**

#### **Driveway**

To the front of the property is a lawned garden and a driveway which leads to the integral garage. A courtesy gate to the side.

#### **Integral Garage**

14'0 x 8'6

Up and over door.

#### **Westerly Facing Garden**

The larger than average Westerly facing rear garden is mainly laid to lawn with fencing and hedging to the boundaries.

#### **Tenure**

We are informed by the vendor that the property is Freehold and Council Tax Band D

#### **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.

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR  
650 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA: 1157 sq.ft. (107.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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