



CHARTERED SURVEYORS LAND and ESTATE AGENTS AUCTIONEERS and VALUERS

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IN A DESIRABLE LOCATION, ON A QUIET CUL-DE-SAC CLOSE TO OPEN COUNTRYSIDE AND CONVENIENT FOR VILLAGE AMENITIES, AN EXTENDED DETACHED BUNGALOW WITH REAR GARDEN, DRIVEWAY AND DETACHED GARAGE



**4 CALDER CLOSE, BOLLINGTON, MACCLESFIELD,  
CHESHIRE, SK10 5LJ**  
**£410,000**



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## 4 CALDER CLOSE, BOLLINGTON, MACCLESFIELD, CHESHIRE, SK10 5LJ

In a tranquil location, towards the end of a cul-de-sac of similar properties, this very attractive home occupies a most delightful position. Calder Close is a peaceful setting with a handful of bungalows. To one side there is woodland along the River Dean with farmland and countryside beyond. The positioning of the home is a great asset, offering many factors which can not be matched by many bungalows in Bollington. Ducks and other wild fowl are regular visitors along with herons and the odd Kingfisher. In addition, the cul-de-sac is within close proximity to shops, bus stops, primary schools, the doctors' surgery and a number of other amenities of Bollington, which are a relatively level walk away. Macclesfield is approximately 3 miles away where there are a more comprehensive range of shops and a mainline rail station.

This true 3 bedoomed, detached bungalow which has been well maintained by the current owners and has been extended to the rear adding a second reception room and en-suite shower room. The kitchen has been recently updated with plenty of storage and integrated appliances. The modern tiled bathroom has a modern 4 piece suite with separate shower enclosure in addition to the bathtub.

The driveway provides off road parking for multiple vehicles and leads to the detached garage. The well established garden to the rear provides a beautifully peaceful space to sit and enjoy any nice weather, with a patio area, lawn and decking. The current owners have recently fitted solar panels to the roof of the property which the vendor has advised will be included in the sale of the property.

There is gas fired central heating and uPVC double glazing to the accommodation, which comprises in more detail:-

### GROUND FLOOR

#### ENTRANCE PORCH

#### LOUNGE

19'0" x 10'10" (5.79m x 3.29m). Electric fire in exposed stone fireplace. Large window to front elevation. Central heating radiator.

#### KITCHEN

12'5" x 8'3" (3.79m x 2.52m) Fitted with modern units to floor and wall. Electric oven and 4 ring hob with extractor. Stainless steel sink and drainer. Integral fridge freezer. Central heating boiler in storage cupboard. Central heating radiator. Door to side of property.

#### SITTING ROOM

14'7" x 9'8" (4.51m x 3.00m) Fitted cupboards. Central heating radiator. Glass door leading to rear garden.

#### BEDROOM NO.1

12'6" x 10'10" (3.82m x 3.29m) Built in wardrobes. Central heating radiator.

#### BEDROOM NO.2

8'6" x 8'6" (2.60m x 2.58m). Central heating radiator.

#### BEDROOM NO.3

8'2" x 7'3" (2.50m x 2.25m). Central heating radiator.

#### EN-SUITE SHOWER ROOM

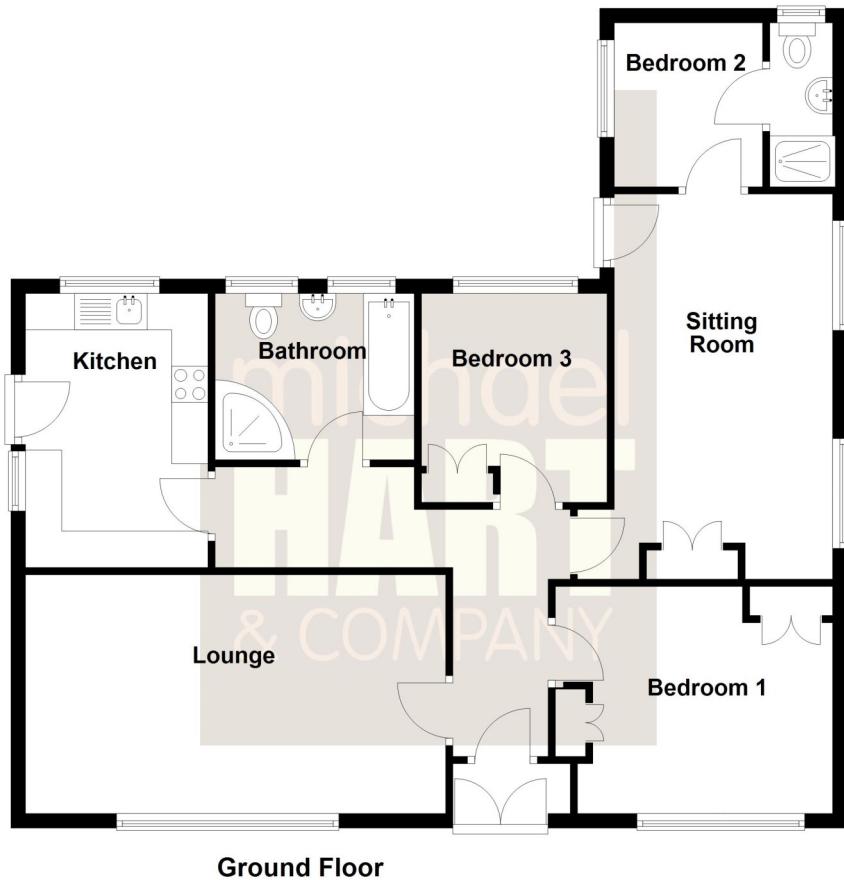
Fully tiled. WC, washbasin and shower enclosure with thermostatic shower.

#### BATHROOM/WC

4 Piece suite with WC, washbasin, shower enclosure with thermostatic shower and separate bathtub.

<u>OUTSIDE:</u>	Driveway with space for multiple vehicles. Detached Garage. Garden to rear with lawn, patio and decking.
<u>SERVICES:</u>	All mains services are connected.
<u>TENURE:</u>	Freehold
<u>COUNCIL TAX:</u>	Band 'D'
<u>PRICE:</u>	<b>£410,000</b>
<u>VIEWING:</u>	By appointment with the AGENTS Michael Hart & Company.
<u>DIRECTIONS:</u>	From our Bollington Office travel along Wellington Road towards Pott Shrigley. Turn first left into Albert Road and then second right into Calder Close. The property will be found on the left hand side.
<u>ENERGY RATING:</u>	EPC rating 'TBC'

#### FLOOR PLAN:



#### SURVEYS AND VALUATIONS

Should you require a Valuation, RICS Level 2 (Homebuyers) Survey and Valuation, or a Level 3 (Building) Survey for a property that you are buying, please contact Andrew Hart (01625 575578). We will be pleased to provide a quotation and offer advice on the different levels of valuation/survey available. (Please note that we are unable to provide this service for properties being offered for sale through our agency).

#### Please take note of these points

No tests of any appliances or fittings held with the property offered for sale have been made. Purchasers should satisfy themselves as to the suitability or workability of these. The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract. Neither Michael Hart & Co Ltd. nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact, and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

