



**GASCOIGNE
HALMAN**

22 BOLLINBARN DRIVE, BOLLINBARN DRIVE,
MACCLESFIELD

THE AREAS LEADING ESTATE AGENT



22 BOLLINBARN DRIVE, BOLLINBARN DRIVE, MACCLESFIELD

£465,000

An absolutely stunning three double bedroom detached bungalow enjoying beautifully presented high quality refurbished accommodation. The bungalow boasts a lovely corner plot with landscaped gardens. Great size living accommodation with a large open plan dining kitchen/family room. Viewing highly recommended.



A Most Impressive Detached Bungalow.
This Bungalow Has Been Beautifully Re-Furbished To High Quality Standards Throughout.
Three Bedrooms And An Impressive Family Bathroom With A Further Cloakroom/WC.
Fabulous Open-plan Family Room/Dining Kitchen.
Absolutely Immaculate And Ready To Move Into.
Stylish Accommodation Throughout.
Parking For Three Cars And a Garage.



DESCRIPTION

This substantial detached three bedroom bungalow stands on a lovely private corner plot in one of the areas most sought after and convenient locations.

This bungalow has been beautifully re-furnished from top to bottom and extended to create a wonderful property of high quality standards through-out. The bungalow really is in, as new, condition throughout, and having UPVC double glazing, gas fired central heating and is ready to move into and enjoy.

This property comprises of a porch with lovely herringbone flooring, which continues through into the sizable hall, within the hall are sliding doors giving access to the cloaks cupboard, pull down loft hatch with ladders for easy access, and oak doors giving access through into all the rooms,the main lounge has been extended making it a lovely proportioned room,window to the front aspect,French doors onto the side garden and an attractive fireplace, the whole hub of this bungalow is the large open-plan dining kitchen/family room which is extremely well lit with a lantern roof, french doors onto the garden and a further window to the side. This room is beautifully fitted in an extensive range of stylish slate grey quality units with integrated appliances, including induction hob,oven, Quooker hot water, microwave , dishwasher, fridge and freezer, there is a centre island unit providing breakfast bar seating for six, ample room for a kitchen table and comfy seating, with the doors giving access to the landscaped garden.

DESCRIPTION

The herringbone flooring continues into a large walk-in pantry providing good amounts of storage, a utility room housing a Glowworm gas fired combination boiler providing plumbing and housing for a washing machine and tumble dryer also with a window to the rear.

The bungalow enjoys three double bedrooms, the master being a lovely proportioned room, window to the front and stylish modern paneling to one of the walls, the further two bedrooms are also double, one with a window to the side and one with a window to the rear, the shower room has been tastefully re-fitted in a three-piece-suite, large walk in shower, vanity wash hand basin with drawers, low level WC, stylish tiled walls and the herringbone flooring, there is also a separate WC and wash hand basin.

There is a single garage with electrically operated door to the front and window to the rear.

Outside this bungalow enjoys an impressive corner plot, to the rear the owner has lovingly had the garden landscaped, laid with quality Indian stone,making a beautiful seating area, to the side there is a good sized lawned garden, that has also been landscaped with a seating area. To the front a recently laid block paved driveway providing parking for three vehicles access to the rear garden is provided by lockable gates.

DIRECTIONS

SAT-NAV SK10 3DN

LOCATION

Macclesfield is a thriving market town that provides a comprehensive range of shops, varied social and recreational amenities and good schools for children of all ages. For the commuter, Manchester International Airport and its connection with the North West motorway network are approximately thirty minutes away by car and the railway station in Macclesfield provides fast and frequent Intercity and commuter links with Manchester, London and the surrounding business centres.

TENURE

We are informed by our client that the property is leasehold with a residue of 938 years and subject to a ground rent of £18. There is no service charge Prospective purchasers are advised to confirm these points with their solicitor

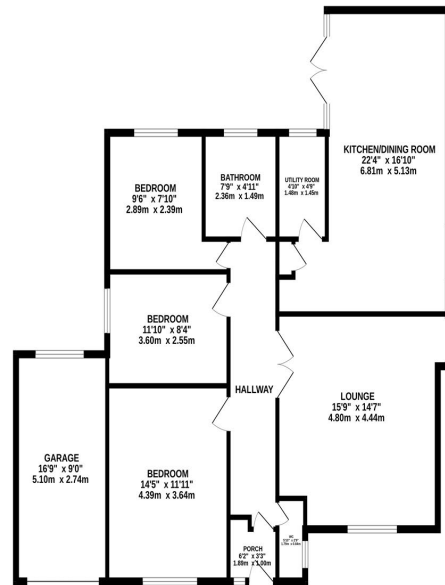
LOCAL AUTHORITY

CHESHIRE EAST BC CTB E

EPC

C

GROUND FLOOR
1301 sq.ft. (120.9 sq.m.) approx.



TOTAL FLOOR AREA: 1301 sq.ft. (120.9 sq.m.) approx.
Measurements are approximate. See to scale. Illustrative purposes only.
Not to be relied upon.

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

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