





## 18, Dean Way, Macclesfield, Cheshire SK10 5DW

Situated in a peaceful backwater of Bollington, this attractive two-bedroom cottage, built in 2008, combines village charm with modern convenience. Within easy walking distance of local shops, schools, and beautiful countryside walks, the property offers an excellent opportunity for a range of buyers seeking a calm yet well-connected lifestyle.

The accommodation comprises to the ground floor, an entrance vestibule, an open-plan lounge/dining room/kitchen, and a cloakroom/W.C. To the first floor are two well-proportioned double bedrooms and a contemporary bathroom. The property benefits from gas-fired central heating and attractive double-glazed sash windows throughout.

Externally, the cottage is set back behind a neatly maintained lawned garden, with an adjacent driveway providing off-road parking for one vehicle. Additional visitor parking is conveniently located nearby.

Bollington is a vibrant and ever-evolving town known for its thriving artistic and community spirit. From the championship-winning Bollington Brass Band (North West 1st Section) to the Festival Choir, Bollington Light Opera Group (BLOG) and the Festival Players, the town boasts a rich tapestry of cultural and volunteer-driven initiatives. Increasingly popular with tourists. Bollington offers excellent opportunities for walking, cycling and horse riding amid stunning countryside.

Nearby Macclesfield provides residents and visitors with outstanding transport links. The town connects directly to local motorway and rail networks including the West Coast Main Line offering fast routes to London. Additionally, Manchester International Airport is just thirteen miles away by road, making both domestic and international travel easily accessible.

Proceed out of Macclesfield along the Silk Road in a northerly direction. At the second roundabout take the third exit sign posted Bollington. Follow the road round passing the Cock & Pheasant. Take a right turning onto Grimshaw Lane and follow the road round taking the right turning onto Chancery Lane. Follow only the road bearing left onto Lord Street and taking the first right into Dean Way.

**Viewing: By appointment with Holden and Prescott 01625 422244**

## **Ground Floor**

### **Entrance Vestibule**

Composite front door with glazing inset. uPVC double glazed window.

### **Open-Plan Living Room/Dining Room**

Living Area: Ceiling cornice. T.V. aerial point. uPVC sash windows. Double panelled radiator. Dining Area: Spindle balustrade to staircase. Ceiling cornice. Double panelled radiator.

### **Kitchen**

One and a half bowl single drainer stainless steel sink unit with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. Integrated single oven. Integrated four ring gas hob with extractor hood over. Integrated fridge/Freezer. Integrated dishwasher. Plumbing for automatic washing machine. Cupboard housing the Worcester Bosch combination style condensing boiler. Recessed spotlighting. Tiled flooring. Double panelled radiator.

### **Downstairs W.C.**

Pedestal wash basin with tiled splashback. Low suite W.C. Extractor fan. Tiled flooring. Double panelled radiator.

## **First Floor**

### **Landing**

Spindle balustrade to staircase.

### **Bedroom One**

Built-in wardrobes with sliding doors. uPVC double glazed sash window. Double panelled radiator.

### **Bedroom Two**

Loft access. uPVC double glazed sash window. Double panelled radiator.

**Bathroom**

The white suite comprises a panelled bath with thermostatic shower over, a pedestal wash basin and a low suite W.C. Recessed spot lighting. Partially tiled walls. Electric shaver point. Extractor fan. Tiled flooring. Chrome heated towel rail.

**Outside**

**Gardens**

The property is set behind a small neat lawn with flagged pathway leading to front door and a tarmac driveway providing parking for one vehicle.

**Service Charge**

Ground rent: £150 per annum. Service Charge: £157 per annum.

**Offers In The Region Of**





