





7, Oak Lane, Macclesfield, Cheshire SK10 5BD

Occupying an enviable position at the foot of White Nancy, this charming two-bedroom terraced cottage is located within the picturesque village of Bollington. Forming part of an attractive row of period cottages, the property retains much of the character typical of its age, with attractive sash windows to the front being a particular feature.

Set back from Oak Lane behind a small front garden enclosed by a dwarf brick wall, the cottage enjoys a delightful setting with open views across fields to the rear, taking in the surrounding Bollington countryside. The property presents an excellent opportunity for purchasers looking to update and personalise a home to their own taste.

The accommodation is arranged over three floors and briefly comprises a living room and kitchen to the ground floor; a double bedroom and bathroom to the first floor; and a further bedroom to the second floor, which benefits from stunning open views over the landscape beyond.

Externally, the rear garden is arranged over two tiers and features a generous lawn, raised beds with established planting, and two useful outhouses. Currently used as a W.C. and workshop, these offer versatile potential for a range of alternative uses, subject to requirements.

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 in a northerly direction along the Silk Road (A523) at the second roundabout, and turn right signposted Bollington (B5090). Turn immediately right into Clarke Lane. Proceed past the Lord Clyde Public House, turn left at the end of the road onto Oak Lane. Proceeding along the Road until you come to The Bulls Head where the property can be found opposite.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Living Room

12'02 x 12'01

Stone built fireplace with display plinth. Shelving to the chimney recess. uPVC double glazed sash window. Double panelled radiator.

Kitchen

12'07 x 9'04

Single drainer stainless steel sink with mixer tap and base unit below. An additional range of base and eye level units with contrasting work surfaces. Shelving to the chimney recess. Finger-latch doors. Understairs storage cupboard with shelving and lighting. uPVC double glazed window. Door to rear garden. Double panelled radiator.

First Floor

Landing

Handrail to staircase. Glow Worm central heating and domestic hot water boiler. Single panelled radiator.

Bedroom One

1'11 x 10'06 to the wardrobe

Finger-latch door. Floor to ceiling fitted wardrobes to chimney recess. uPVC double glazed sash window. Single panelled radiator.



Bathroom

The white suite comprises a panelled bath with electric Triton shower over, a pedestal washbasin with tiled splashback and a low suite W.C. Storage cupboard housing the hot water cylinder. Partially tiled walls. uPVC double glazed window. Single panelled radiator.

Second Floor

Bedroom Two

12'08 x 7'09

Finger-latch door. Handrail to staircase. A range of fitted cupboards and shelving. uPVC double glazed window. Single panelled radiator.

Outside

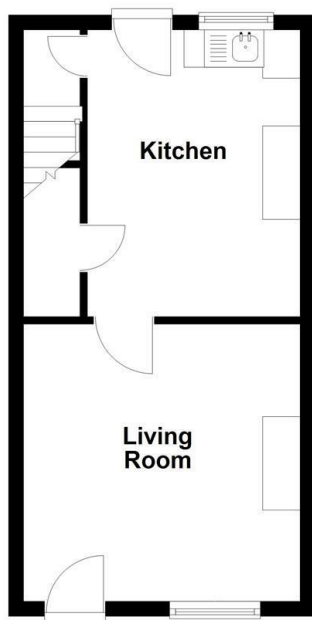
Gardens

The fully enclosed, tiered rear garden features a generous lawn and enjoys delightful views across open countryside. The garden also benefits from a stone-built outhouse housing a high suite WC, along with a timber-built garden shed.

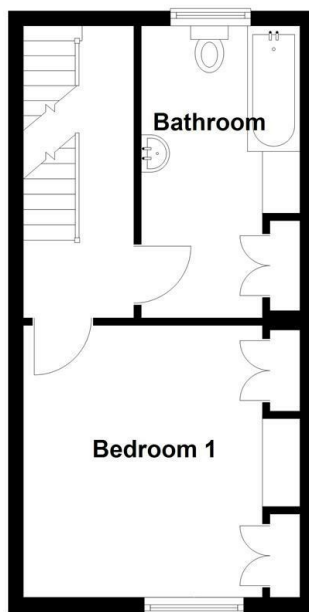
Offers Around £260,000

HOLDEN & PRESCOTT

Ground Floor



First Floor



Second Floor

