





8, Barnfield Road, Macclesfield, Cheshire SK10 5DZ

Barnfield Road is an impressive and beautifully presented four-bedroom semi-detached family home, ideally situated in the highly desirable village of Bollington. Celebrated for its strong sense of community and scenic surroundings, Bollington continues to be a popular choice for families and professionals alike.

This superb home offers bright, spacious accommodation with a seamless flow throughout. Finished to a high standard, the property features a contemporary open-plan dining kitchen with quality fixtures and fittings, providing the perfect hub for both everyday living and entertaining.

The ground floor comprises an entrance hall, comfortable lounge, a stylish dining kitchen, a modern shower room, and internal access to the garage, which includes a useful utility area. To the first floor, there are four well-proportioned double bedrooms and a contemporary shower room, all presented in excellent condition. The property also benefits from gas-fired central heating and uPVC double glazing throughout.

Externally, the home is set back behind a block-paved driveway offering ample off-road parking and access to the garage. To the rear, a generously sized garden is mainly laid to lawn and complemented by attractive stone-flagged patios at either end, creating an ideal outdoor space for relaxing and entertaining.

Bollington is a popular location being a town which still feels like a village. It has an active community which ensures there are plenty of volunteers to support many events each year. It also hosts the Bollington Festival and has many clubs and societies. There are several good local primary schools with pupils then transferring to secondary schools in Macclesfield. There are many opportunities for walking and cycling and an increasing number of local restaurants, bars and independent food outlets.

Macclesfield is just 3 miles away with access to good transport links, including national motorways, major roads and train networks with direct access to London. Manchester International Airport is only ten miles from Bollington by road.

Proceed out of Macclesfield along the Silk Road in a northerly direction towards Bollington. At the second roundabout follow the signs into Bollington and shortly after passing Bollington Cross Primary School turn right into South West Avenue. Take the first right into east avenue and left into Barnfield Road where the property can be found on the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Courtesy lights.

Entrance Hall

Composite front door with glazing either side. Handrail to the staircase. Storage cupboard. Recessed spotlighting. Vertical radiator.

Lounge

11'11 x 11'11 max

Multi-fuel stove set within a double-sided fireplace with tiled hearth and timber mantel. Ceiling cornice. Stripped oak flooring. uPVC double glazed window to the bay. Double panelled radiator.

Dining Kitchen

17'10 x 6'11 to 15'2 x 9'11

Single drainer one and a half bowl stainless steel inset sink with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting granite work surfaces and splashbacks. Matching kitchen island/breakfast bar with base units below and contemporary over unit lighting. Integrated double oven. Integrated five ring Limona gas hob with extractor hood over. Integrated fridge/freezer. Integrated dishwasher. Recessed spotlighting. Downlighting. Multi-fuel stove set within a double-sided fireplace with tiled hearth and timber mantel. Three Velux windows. Stripped oak flooring. uPVC tri-fold doors opening onto the rear garden. Two double panelled radiators.

Inner Hall

Tiled flooring. Recessed spotlighting.

Shower Room

Fully tiled cubicle with thermoastatic shower over. Hand washbasin with mixer tap and base cupboard below. Low suite W.C. Partially tiled walls. Tiled flooring. Extractor fan. Recessed spotlighting. Chrome heated towel rail.

Garage

14'10 x 10'7

Electrically operated roller door. Power and light. Wall-mounted Worcester Bosch combination condensing boiler.

Utility

8'4 x 6'3

A range of base and eye level units with contrasting work surfaces over. Plumbing for automatic washing machine. Space for a tumble dryer. Space for a free-standing fridge/freezer. uPVC double glazed window. uPVC door with glazing inset opening onto the rear garden.

First Floor

Landing

Handrail to the staircase. Loft access. Double panelled radiator.

Bedroom One

15'2 max x 11'10

Floor to ceiling fitted wardrobes. T.V. aerial point. Storage cupboard. Stripped oak flooring. uPVC double glazed window. Double panelled radiator.

Bedroom Two

11'11 x 10'4

uPVC double glazed window. Double panelled radiator.

Bedroom Three

10'00 x 8'6

uPVC double glazed window. Double panelled radiator.

Bedroom Four

10'4" x 9'10" I-shaped

Ceiling cornice. uPVC double glazed window. Double panelled radiator.

Shower Room

The contemporary white suite comprises a fully tiled double size cubicle with thermostatic rainfall shower and additional shower attachment over and a combined washbasin and W.C. vanity unit with ample storage. Wall-mounted mirror-fronted bathroom cabinet. Recessed spotlighting. Partially tiled walls. Extractor fan. Tiled flooring. uPVC double glazed window. vertical towel rail.

Outside

Gardens

The property is set behind a full-width block-paved driveway providing off-road parking for approximately three vehicles and access to the garage. The fully enclosed garden to the rear is thoughtfully landscaped and features a generous stone-flagged patio, a well-maintained lawn, and an additional paved seating area at the far end. Attractively planted raised beds and borders add charm and character, creating an inviting outdoor space ideal for relaxing or entertaining. The rear garden also has the benefit of courtesy lighting and and external power supply. Included within the sale is a timber garden shed.

Tenure

Freehold.

£475,000

HOLDEN & PRESCOTT





