HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

# 42 Leat Place, Macclesfield, SK10 5DF

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This beautifully appointed four-bedroom detached home, constructed by Bellway Homes to a high specification, offers stylish and contemporary living within one of Bollington's most sought-after residential developments.

Enjoying an attractive position overlooking the River Dean, the property combines a peaceful setting with excellent convenience, being just a short walk from Bollington village centre and the popular Middlewood Way. Ideally suited to family life, it is also well placed for highly regarded local schools, everyday amenities, and scenic countryside walks.

The well-presented accommodation is thoughtfully arranged and comprises: an entrance hall, a comfortable lounge, and a spacious dining kitchen—perfect for both everyday family living and entertaining—along with a practical utility room to the ground floor. To the first floor, the principal bedroom benefits from an en-suite shower room, complemented by three further well-proportioned bedrooms and a contemporary family bathroom. The property also benefits from gas-fired central heating and uPVC double glazing throughout.

Externally, the property is equally impressive. Set back behind a tarmacadam driveway providing off-road parking and access to the integral garage, the front is laid mainly to lawn with well-kept borders. The rear garden is a particular feature, having been thoughtfully landscaped to create a private and inviting outdoor space. Fully enclosed, it includes a low-maintenance artificial lawn, an Indian stone patio ideal for entertaining and raised planting beds. A timber-built outhouse, currently utilised as a stylish outdoor bar, completes this superb garden.

Bollington is a highly regarded location that retains a strong village feel, supported by a thriving and active community. The area hosts a variety of events throughout the year, including the popular Bollington Festival, and offers a wide range of clubs and societies. There are well-regarded local primary schools, with secondary schooling available in nearby Macclesfield. The surrounding area provides excellent opportunities for walking and cycling, along with an increasing selection of independent shops, restaurants, and bars.

Macclesfield lies approximately three miles away and offers a comprehensive range of amenities together with excellent transport links, including access to major road networks and mainline rail services providing direct connections to London.
Manchester International Airport is also conveniently situated approximately ten miles away.

From Macclesfield, proceed north along the Silk Road. At the second roundabout, take the third exit onto Bollington Road, continuing into Henshall Road and then Wellington Road. Turn left into the Waterhouse Mill development just prior to the Co-op, then take the first right into Leat Place. The property can be found on the right-hand side.

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

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**Ground Floor**

**Entrance Hall**
Composite front door with glazed inset. Staircase to the first floor with handrail. Internal access to the garage. Karndean flooring. Double panelled radiator.

**Cloakroom/W.C.**
Fitted with a pedestal washbasin with mixer tap and a Low suite W.C. Partially tiled walls. Karndean flooring. uPVC double glazed window. Double panelled radiator.

**Lounge**
14'6 x 11'6
uPVC double glazed window. Open way through to the Dining/Kitchen. Double panelled radiator.

**Dining Kitchen**
23'5 x 9'10
Single drainer one and a half bowl stainless steel inset sink with mixer tap and base unit below. An additional comprehensive range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. Integrated AEG double oven, AEG four ring induction hob with AEG extractor hood over. Integrated AEG dishwasher. Integrated fridge/freezer. Understairs storage cupboard. Tiled flooring. uPVC double glazed window. uPVC double glazed double doors opening onto the garden. Two double panelled radiators.

**Utility**
7'9 x 5'7
Single drainer stainless steel sink with mixer tap and base unit below. An additional range of base level units with contrasting work surfaces and tiled splashbacks. Plumbing for washing machine and space for tumble dryer. Wall mounted Ideal combination boiler. Extractor fan. Tiled flooring. Composite door providing access to the side elevation.

**Garage**
17'2 x 8'5
Up and over door.

**First Floor**

**Landing**
Handrail and spindle balustrade to the staircase. Airing cupboard with shelving. Loft access via a hatch and pull-down ladder to a majority boarded loft.

**Bedroom One**
13'10 x 11'6
uPVC double glazed window. Double panelled radiator.

**En-suite Shower Room**
Fully tiled shower enclosure with thermostatic rainfall shower and additional attachment over, a pedestal washbasin with mixer tap and a low suite W.C. Partially tiled walls. Tiled flooring. uPVC double glazed window. Chrome heated towel rail

**Bedroom Two**
14'00 max x 8'1
Built-in storage cupboard housing the hot water tank. uPVC double glazed window. Double panelled radiator.

**Bedroom Three**
10'9 x 7'8
uPVC double glazed window. Double panelled radiator.

**Bedroom Four**
10'7 x 7'6 max
uPVC double glazed window. Double panelled radiator.

**Bathroom**
The modern white suite comprises a panelled bath with screen and thermostatic shower, a pedestal washbasin with mixer tap and a low suite W.C. Partially tiled walls. uPVC double glazed window. Chrome heated towel rail.

**Outside**

**Gardens**
To the front, a good-sized tarmacadam driveway, with an E.V charging point, provides ample off-road parking and access to the garage, alongside a well-maintained lawn bordered by mature planting. The rear garden has been attractively landscaped to create a private and low- maintenance outdoor space, featuring a shaped artificial lawn, flagged patio seating areas, and a timber pergola. A timber garden shed is also included. This is an ideal space for both relaxing and entertaining.

**Tenure**
Leasehold. A term of 999 years from 2016. There is an annual ground rent of £470.00 and an annual service charge of £430.00 for the maintenance of the communal areas.

**£529,950**

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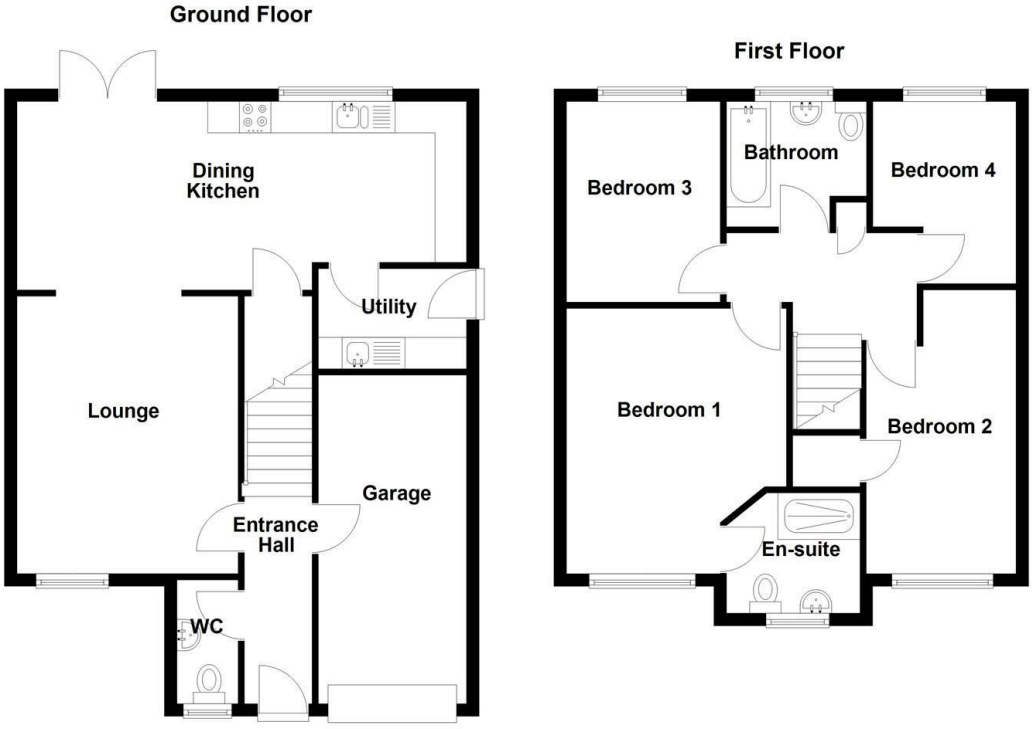

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