





## 62, Bollington Road, Macclesfield, Cheshire SK10 5EJ

Bollington Road is a beautifully presented, double-fronted stone cottage set in a desirable position within an established residential area of the highly sought-after village of Bollington. Full of character and charm, this solidly built home effortlessly combines attractive period features with stylish, practical living.

Ideally located just a short walk from Bollington's excellent range of local amenities, the property enjoys easy access to independent shops, traditional pubs, popular eateries, and the well-regarded Bollington Health & Leisure Centre.

The accommodation is spacious, well-proportioned, and perfectly suited to modern living. It briefly comprises a porch, entrance hall, a comfortable lounge, and an open-plan kitchen and dining area, ideal for both everyday family life and entertaining. To the first floor, there are three generously sized bedrooms and a beautifully appointed bathroom, complete with a freestanding bath. Additional benefits include gas-fired central heating and uPVC double glazing throughout, ensuring year-round comfort and efficiency.

Externally, the property is set back behind an attractive walled cottage garden, enhancing its kerb appeal. To the rear, a fully enclosed, sun-filled garden offers a private outdoor haven, featuring reclaimed Cheshire brick walls, inset timber panels, stone flagging, and an outside water tap. Whilst there is no off-road parking available, street parking can be found to the rear on Kingsway.

This delightful home presents a rare opportunity to acquire a characterful cottage in a prime village location, perfectly balancing timeless charm with modern convenience.

Bollington is a village that never stands still, with a network of restaurants, delis, and bars all helping to combine to provide a wonderful local village atmosphere and a delight in which to live. There is a strong community feel throughout the area, which is infectious to visitors and residents alike. There is so much to do, with the village providing excellent walking, cycling, and riding routes in all directions.

A short journey away, Macclesfield has access to good transport links, including national motorways, major roads and train networks, including the West Coast Line direct to London. Manchester International Airport is only thirteen miles away by road.

Proceed out of Macclesfield along the Silk Road towards Manchester and at the second roundabout turn right towards Bollington. Proceed along this road and the property can be found on the right hand side just after Kimngsway.

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

## Ground Floor

### Porch

Composite front door. Tiled flooring. Exposed brickwork. Exposed timber ceiling and upright beams. Two uPVC double glazed windows.

### Entrance Hall

Handrail to the staircase. Tiled flooring.

### Lounge

13'06 x 11'10

Multi-fuel stove set within an exposed brick recessed fireplace with stone hearth and timber mantel. Picture rail. Recessed spotlighting. uPVC double glazed windows with plantation shutters to the front and rear elevation. Double panelled radiator.

### Dining Room

14'03 x 10'04

Feature cast-iron fireplace with decorative tiling. Exposed brickwork. Recessed spotlighting. Understairs storage cupboard with plumbing for an automatic washing machine. Meter cupboard. uPVC window with plantation shutters. Column radiator. Open way through to the Kitchen.

### Breakfast Kitchen

15'02 x 9'00

Inset composite sink with extendable mixer tap and base unit below. An additional range of matching base and eye level units with contrasting quartz work surfaces over. Under unit lighting. Matching kitchen island/breakfast bar with integrated single oven, four ring induction hob and base units below. Integrated fridge/freezer. Integrated washing machine. Pull-out pantry style cupboard. Recessed spotlighting. Cupboard housing the combination condensing boiler. uPVC tri-fold doors opening onto the rear garden. Vertical radiator.

## First Floor

### Landing

Handrail to the staircase. Loft access. Wall light point.

### **Bedroom One**

14'04 x 10'10

Floor to ceiling fitted wardrobes. High ceiling. uPVC double glazed windows with plantation shutters to front and rear elevation. Double panelled radiator.

### **Bedroom Two**

13'04 x 11'11 I-shaped

Storage cupboard. high ceiling. Wall light points. uPVC double glazed window with plantation shutters. Double panelled radiator.

### **Bedroom Three**

9'01 x 7'07 I-shaped

Vaulted ceiling. uPVC double glazed window. Column radiator.

### **Bathroom**

A contemporary suite comprising a cubicle with thermostatic rainfall shower and additional shower attachment over, a free-standing bath with mixer tap and hand-held shower attachment, a combined washbasin and W.C. vanity unit with storage. Partially tiled walls. Dado rail. Extractor fan. Recessed spotlighting. uPVC double glazed window. Vertical radiator.

### **Outside**

#### **Gardens**

The property is set back from the road behind a small enclosed cottage style garden whilst to the rear, there is a private, low maintenance courtyard style garden enclosed within attractive reclaimed Cheshire brick walls. Whilst there is no off-road parking available, street parking can be found to the rear on Kingsway.

#### **Tenure**

Freehold

**£399,950**

**HOLDEN & PRESCOTT**





