





## 18, Adlington Road, Macclesfield, Cheshire SK10 5JT

This beautifully appointed two bedroom home has been thoughtfully enhanced by the current owner, creating a charming property that showcases a range of original features, high ceilings, and quality fixtures and fittings.

The ground floor offers a welcoming lounge with a multi-fuel stove, a separate dining room, and a well equipped kitchen. To the first floor are two well proportioned bedrooms and a tastefully appointed bathroom. The property benefits from gas central heating and uPVC double glazing throughout.

To the rear, there is a fully enclosed private garden enjoying a sunny westerly aspect.

Ideally positioned in the heart of Bollington, the property sits opposite the recreation ground and is just a short walk from the village's bars, cafés, and local amenities.

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 in a northerly direction. At the second roundabout take the third exit sign posted Bollington. Follow the road round until you reach the Dog & Partridge where you turn left. The property can be found on the left hand side.

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

## Ground Floor

### Dining Room

13'5 x 11'11

Composite front door with decorative double glazing inset. Cast-iron display fireplace with stone hearth. Meter cupboard to the chimney recess. Original oak floorboards. uPVC double glazed sash window. Double panelled radiator. Open way through to the Lounge.

### Lounge

14'6 x 13'5

Multi-fuel stove with an exposed brick surround and hearth. T.V. aerial point. Spindle balustrade to the staircase. Understairs storage cupboard. Original oak flooring. Serving hatch. Double panelled radiator. Open way through to the Kitchen.

### Kitchen

13'3 x 8'9

Single drainer stainless steel sink with brass mixer tap and base cupboard below. An additional range of matching base and eye level cupboards with contrasting work surfaces. Integrated single oven with four ring electric hob and extractor hood over. Space for an up and over fridge/freezer. Plumbing for washing machine. Space for tumble dryer. Tiled flooring. uPVC double glazed window. uPVC door with glazing inset opening onto the rear garden. Vertical white radiator.

## First Floor

### Landing

Spindle balustrade to the staircase. Access to a boarded loft via a pull-down ladder.

### **Bedroom One**

13'5 x 11'11

Floor to ceiling fitted wardrobes. Dressing table with drawers and shelving. Ceiling cornice. Feature wooden panelling with wall-light points. uPVC double glazed sash windows. Double panelled radiator.

### **Bedroom Two**

14'8 x 8'6

uPVC double glazed window. Double panelled radiator.

### **Bathroom**

The suite comprises a P-shaped bath with screen and thermostatic shower over, a pedestal washbasin and a low suite W.C. Downlighting. Partially tiled walls. Extractor fan. Wall-mounted Worcester combination condensing boiler. LVT flooring. Double glazed window. Chrome heated towel rail.

### **Outside**

#### **Gardens**

To the rear of the property there is a fully enclosed garden which lies within fenced and walled borders. Within the space is a gravelled seating area, log store, timber garden shed and a wooden gate to the ginnell. The garden has the benefit of a westerly aspect capturing the best of the afternoon and evening sun.

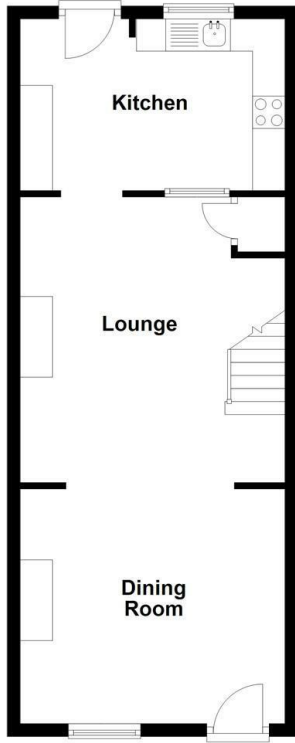
#### **Tenure**

Freehold - The current vendors are in the process of purchase the freehold which is currently on by a neighbouring property as it stands the lease has a residue of 999 years and the ground rent isn't collected.

**£282,500**

HOLDEN & PRESCOTT

Ground Floor



First Floor

