



**jordan fishwick**

32 JACKSON LANE BOLLINGTON MACCLESFIELD SK10 5BE  
**£300,000**



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**\*\* NO ONWARD CHAIN \*\*** An attractive stone end mews, occupying an enviable and peaceful location in the highly sought after village of Bollington. Close to open countryside and yet convenient for village life in the centre of Bollington and not too far from Macclesfield town centre. St Johns CE Primary School is also located not too far away whilst a further three other primary schools are situated within Bollington Village. In brief the property comprises; entrance hallway, downstairs WC, living room and kitchen. To the first floor there are two double bedrooms both with fitted wardrobes and bathroom. To the front of the property, there is a lawned garden, while the rear features a fenced and enclosed garden complete with a decked patio area perfect for al fresco dining and entertaining family and friends. A courtesy gate at the back of the garden provides access to the rear car park.

**Location**  
Bollington is a popular and picturesque village, with a host of local amenities including a good primary school, with the centre of Macclesfield just a short drive away. Macclesfield is a thriving market town that provides a comprehensive range of shops, varied social and recreational amenities and good schools for children of all ages. For the commuter, Manchester International Airport and its connection with the North West motorway network are approximately thirty minutes away by car and the railway station in Macclesfield provides fast and frequent Intercity and commuter links with Manchester, London and the surrounding business centres.

**Directions**  
Proceed out of Macclesfield along the Silk Road in a northerly direction and at the third roundabout, take the third exit into Bollington Road. Continue along this road for some distance through the village, Just after the Veterinary clinic turn right in to Grimshaw Lane. Follow the road all the way to the end. Turn right onto Jackson Lane where the property can be found a short way along on the left hand side. It is on the corner of Jackson Lane and Jackson Close.

**Entrance Hallway**  
Stairs to the first floor. Understairs storage cupboard. Laminate floor. Recessed ceiling spotlights. Ceiling coving. Radiator.

**Downstairs WC**  
Low level WC and wash hand basin. Radiator.

**Living Room**  
14'07" x 12'0"  
Decorated in neutral colours with double glazed window and door to the rear aspect. Coal effect living flame gas fire and surround. Laminate floor. Recessed ceiling spotlights. Ceiling coving. Two radiators.

**Kitchen**  
9'03" x 8'0"  
Fitted with a range of base units with work surfaces over, tiled returns and matching wall mounted cupboards. Inset one and a quarter bowl sink unit with mixer tap and drainer. Four ring gas hob with concealed extractor hood over and oven below. Integrated fridge/freezer with matching cupboard front. Space for a washing machine and slimline dishwasher. Boiler. Tiled floor. Recessed ceiling spotlights. Ceiling coving. Double glazed window the front aspect.

**Stairs To The First Floor**  
Access to the loft space. Radiator.

**Bedroom One**  
12'00" max x 9'03"  
Double bedroom fitted with a range of wardrobes. Two double glazed windows to the front aspect. Recessed ceiling spotlights. Ceiling coving. Two radiators.

**Bedroom Two**  
14'07" x 8'10"  
Double bedroom fitted with a range of wardrobes. Two double glazed windows to the rear aspect. Recessed ceiling spotlights. Ceiling coving. Two radiators.

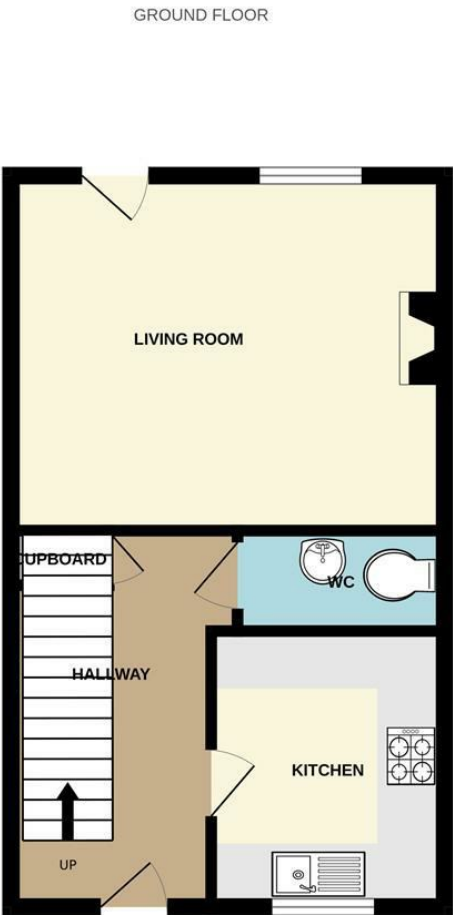
**Bathroom**  
7'02" max x 6'06" max  
Fitted with a white suite comprising; panelled bath with shower fittings over and screen to the side, push button low level push button WC and pedestal wash hand basin. Electric shaver point. Part tiled walls. Recessed ceiling spotlights. Radiator.

**Outside**  
**Garden**  
To the front of the property, there is a lawned garden, while the rear features a fenced and enclosed garden complete with a decked patio area perfect for al fresco dining and entertaining family and friends. A courtesy gate at the back of the garden provides access to the rear car park.

**Parking**  
Allocated parking to the rear.

**Tenure**  
The vendor has advised that the property is Leasehold and that the term is 999 years from 1 January 2001. The vendor has also advised that the property is council tax band D. We would advise any prospective buyer to confirm these details with their legal representative.

**Anti Money Laundering - Note**  
To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		