



13 Bishop Road, Bollington, Macclesfield, Cheshire, SK10 5NX

This attractive and extended three double bedroom semi-detached property resides in a sought-after location, close to open countryside and yet convenient for village life in the centre of Bollington and not too far from Macclesfield town centre. Within walking distance resides St Johns CE Primary School whilst a further three other primary schools are situated within Bollington Village. The well-planned accommodation is stylishly presented and has the benefit of both gas fired central heating and double glazing. In brief the property comprises; entrance vestibule, bay fronted living room with log burner, an extended dining room with ample room for table and chairs whilst boasting a large Velux window and patio doors opening to the rear garden which benefits from facing in a southerly direction. To the first floor there are three double bedrooms all which have built in wardrobes for convenience and a modern family bathroom. To the front of the property is an Indian stone paved driveway which has ample room for multiple cars and raised flower beds to the perimeter. To the rear is also a garage which is useful for storage and has electricity. The beautiful Southerly facing rear garden is fenced and enclosed, mainly laid to lawn and features an Indian stoned paved seating area ideal for "Al Fresco" dining and entertaining both family and friends.

£360,000

Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

Location

Set in Cheshire's plains, on the fringe of the Peak District National Park, Bollington, locally nicknamed "Happy Valley" is on the River Dean and the Macclesfield Canal, on the south-western edge of the Peak District. Rising above the town is Kerridge Hill that is surmounted by White Nancy, a monument built to commemorate the Battle of Waterloo in the Napoleonic Wars. A short drive away is Macclesfield and combines the old with the new. Originally a medieval town, Macclesfield became the country's 'Silk' capital in the 1750's, whilst in recent years it has grown to become a thriving business centre. Nowadays Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There are many independent and state primary schools and secondary schools and easy access to the town. The access points of the North West Motorway network system, Manchester International Airport and some of Cheshire's finest countryside are close at hand. Intercity rail links to London Euston and Manchester Piccadilly can be found at Macclesfield and Wilmslow railway stations as well as commuter rail links to the local business centres.

Directions

Leaving Macclesfield in a northerly direction along the Silk Road (A523), turn right at the 3rd roundabout onto Bollington Road. Continuing along into Henshall Road and then into Wellington Road, turn right onto Grimshaw Lane and once through the set of traffic lights, take the 3rd right onto Bishop Road where the property shall be found on the left.

Hallway

Composite front door, frosted privacy window, radiator and stairs to landing.

Living Room

15'2 x 14'5

Bay fronted uPVC double glazed window, wooden log burner with tiled floor surround, laminate flooring and radiator.

Dining Room

14'10 x 9'0

An extended dining room with ample space for table and chairs. Large Velux window, double doors leading to the southerly facing rear garden, laminate flooring, recessed spotlights and radiator.

Kitchen

10'6 x 7'8

A tastefully decorated kitchen with gloss cream wall and base mounted kitchen cupboards with black granite work surface over. Inset one and a quarter bowl sink unit with mixer tap and drainer. uPVC double glazed window to the rear aspect, recess for range cooker, integrated dishwasher, recess for American style fridge freezer, recessed spotlights, tiled flooring and ceiling cornicing.

Rear Hall

Side entrance from from the driveway, tiled floor, access to the kitchen and downstairs WC.

Downstairs WC

Wall mounted wash hand basin, low level WC with hidden cistern, chrome towel radiator, tiled floor, extraction fan and recessed spotlight.

First Floor

Landing

uPVC double glazed window to the side aspect and entrance to the loft via a loft hatch where the boiler is located.

Bedroom One

11'7 x 9'8

A generously sized double bedroom with built in wardrobes, uPVC double glazed window to the rear aspect, laminate flooring, ceiling cornicing and radiator.

Bedroom Two

13'0 x 7'9

Double bedroom with built in double with mirror fronted sliding door, uPVC double glazed window overlooking the rear aspect and radiator.

Bedroom Three

9'1 x 8'0

Double bedroom with built in double with mirror fronted sliding door, uPVC double glazed window overlooking the front aspect and radiator.

Bathroom

7'7 x 6'6

A modern fitted bathroom with three piece suite comprising of: 'P' shaped bath with thermostatic shower over, low level WC and vanity wash hand basin. Chrome towel radiator, tiled walls, wall mounted bathroom cupboard, frosted uPVC double glazed window to the front aspect, recessed spotlights and extraction fan.

Outside

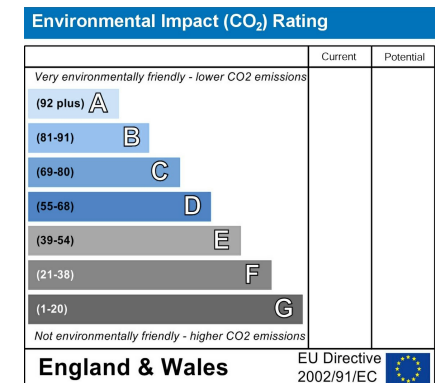
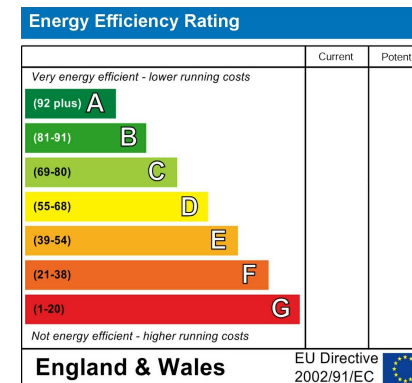
To the front of the property there is an Indian stone paved driveway with parking for multiple vehicles which continues down the side of the property. To the rear of the property which faces a SOUTHERLY direction the Indian stoned paving continues and offers an area for entertaining family and friends. The garden is mainly laid to lawn which is bordered by mature shrubs and timber fencing.

Garage

The garage to the rear provides electricity, plumbing for a washing machine, recess for a tumble-dryer, window to the rear aspect and an up & over garage door.

Tenure

We are advised by the vendor the property is Freehold.
The Council Tax Band is C.

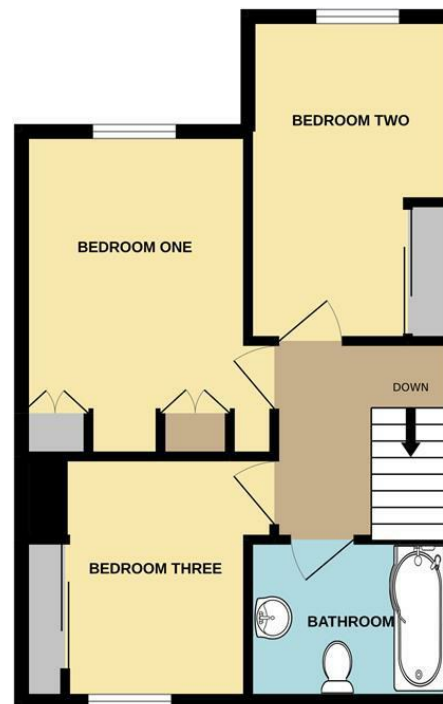




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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