

**Jordan fishwick**

34 FAIRFIELD AVENUE BOLLINGTON MACCLESFIELD SK10  
Offers Over £300,000

## 34 FAIRFIELD AVENUE BOLLINGTON MACCLESFIELD SK10 5LZ

A well presented and recently renovated semi-detached TRUE bungalow occupying an enviable and peaceful location at the head of a quiet cul-de-sac 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. The well-planned accommodation is stylishly presented throughout and has the benefit of both gas fired central heating and double glazed windows. In brief the property comprises; entrance hallway, living room with feature contemporary fire, breakfast kitchen, two double bedrooms and bathroom. Externally the driveway to the front of the property provides off road parking with a path that leads down the side of the property to the detached garage. The mature Westerly facing garden is laid mainly to lawn with a paved patio. Mature hedging beyond provide a high degree of privacy.

### Location

Bollington is approximately 3 miles North of Macclesfield, locally nicknamed "Happy Valley", and 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. The location is a very convenient one for village amenities. Bollington has a real community feel and a lively arts scene, yet surrounded by some of the most stunning countryside providing peacefulness from your front door. Nearby Macclesfield town centre offers a modern shopping centre with a range of leisure facilities to suit most tastes. There is a popular monthly Treacle Market which is a bustling Arts, Antiques, Crafts, Food and Drink Market, held on the cobbles of the town centre with around 140 stalls of exceptional food and drink, unique crafts and vintage and information from the Macclesfield community. 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 onto Henshall Road and then onto Wellington Road, turn right onto Grimshaw Lane and once through the set of traffic lights, take the third left onto Fairfield Way. Follow the road straight where the property will be found at the head of the cul-de-sac on the left hand side.

### Entrance Hallway

Laminate floor. Radiator.

### Living Room

14'0 x 11'0

Well proportioned reception room featuring a contemporary fire. Double glazed window to the front aspect. Radiator.

### Kitchen

11'0 x 7'10

Fitted with a range of handless base units with work surfaces over and matching wall mounted cupboards. Stainless steel sink unit with mixer tap and drainer. Inset four ring gas hob with extractor hood over and oven below. Space for a washing machine and fridge/freezer. Breakfast bar with stool recess. Laminate floor. Double glazed window to the rear aspect. Double glazed door to the side aspect.

### Bedroom One

12'8 x 10

Double bedroom with double glazed window to the rear aspect. Built in storage cupboard. Radiator.

### Bedroom Two

10'0 x 10'0

Double bedroom with double glazed window to the front aspect. Radiator.

### Bathroom

Fitted with a white suite comprising; panelled bath with shower over and screen to the side aspect, push button low level WC with concealed cistern and vanity wash hand basin. Tiled walls. Ladder style radiator. Double glazed window to the side aspect.

### Outside

#### Driveway

The property is set back behind a gravel driveway providing off road parking. A path to the side allows access to the detached garage and Westerly facing garden.

#### Detached Garage

Electric roller door. Double glazed window and door to the side aspect. Power and lighting.

#### Garden

The mature Westerly facing garden is laid mainly to lawn with a paved patio. Mature hedging beyond provide a high degree of privacy.

#### Tenure

We have been advised from the vendor that the property is Freehold and the council tax band is C.

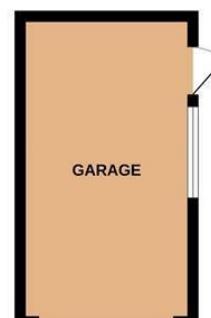
We would advise any prospective buyer to confirm these details with their legal representative.

#### 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.



### GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		88
(81-91) B		69
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC