
jordan fishwick

20 Bollinbarn, Macclesfield, Cheshire, SK10 3DL

** ELEGANT, INNOVATIVE & STYLISH ** Bollinbarn is long established as a favourable and sought after location close to Macclesfield Leisure Centre, the town centre and public transport links. A prime residential area with its abundance of established individual properties. This beautifully appointed three/four bedroom detached bungalow has undergone a comprehensive refurbishment programme since ownership. This versatile home will suit a variety of buyers, including young families, those looking to downsize as well as buyers looking to cater for a dependant relative. Both the interior and exterior design offer a subtle combination of the traditional and the contemporary and for those who appreciate that compromise in style really should direct their attention to this property. Transformed into a quite splendid and highly distinguished home, the present owners have given careful consideration to its detail as to provide a perfect balance for the new owners. In brief the property comprises; entrance hall, WC, impressive open plan family/dining and stunning breakfast kitchen with patio doors to the rear garden and a small utility area. An inner hall allows access to a self-contained annexe having its own small kitchen, bathroom and double bedroom with patio doors to the garden. The elegant master bedroom has a dressing area and stylish en-suite. A further double bedroom with en-suite facilities, study/bedroom four and a stylish family bathroom. The property is set back behind a driveway providing ample off road parking for several vehicles. This garden offers a large patio ideal for entertaining family and friends or to just simply relax and enjoy overlooking a well maintained lawn. Timber panel fencing to the boundaries enjoying a high degree of privacy.

£495,000

Viewing arrangements
Viewing strictly by appointment through the agent
01625 434000

Directions
Leaving Macclesfield along Prestbury Road, continuing over the mini-roundabout at the junction with Victoria Road, take the second turning on the right onto Bollinbrook Road. Take the second left onto Bollinbarn where the property will be found on the right hand side.

Entrance Hallway
Composite front door. Laminate flooring. Recessed ceiling spotlights. Two radiators.

WC
Fitted with a push button low level WC and wash basin with vanity cupboard below. Chrome ladder style radiator. Recessed ceiling spotlights. Laminate floor.

Open Plan Living/Dining Kitchen
23'10 x 17'5 max
A beautifully presented open plan living/dining breakfast kitchen, ideal for modern day living. The above measurement combines all the areas with the individual areas measured separately.

Living Area
11'0 x 9'5
Space for a corner sofa. Recessed ceiling spotlights.

Dining Area
11'0 x 8'0
Ample space for a dining table and chairs. Contemporary radiator. Recessed ceiling spotlights. Double glazed sliding patio doors to the garden.

Breakfast Kitchen
14'0 x 9'5
Beautifully appointed kitchen fitted with a comprehensive range of high gloss "handleless" base units with quartz work surfaces over and matching wall mounted cupboards. Underhung one and a quarter bowl stainless steel sink unit with mixer tap. The kitchen features a large island unit with quartz work surface over and breakfast bar with stool recess. Inset five ring "NEFF" gas hob with "NEFF" contemporary extractor hood over. Built in "NEFF" twin ovens and separate "NEFF" microwave. Integrated dishwasher. Integrated full length fridge and freezer with matching cupboard fronts. Built in wine cooler. Recessed ceiling spotlights. Double glazed window to the rear aspect.

Utility
Space for a washing machine. Wall mounted Worcester boiler. Composite door to the garden.

Annexe

Kitchen/Living Area
14'0 x 7'10
Space for a sofa. Double glazed window to the front aspect fitted with integral blinds. The small kitchen area is fitted with a wall and floor unit with work surface over. Inset stainless steel circular sink unit with mixer tap. Integrated fridge with matching cupboard front. Built in storage cupboard. Radiator.

Bedroom Two
11'0 x 8'2
Double bedroom with double glazed patio doors to the garden. Radiator.

Bathroom
Fitted with a panelled bath with shower attachment over and screen to the side, push button low level WC and wash basin with vanity cupboard below. Chrome ladder style radiator. Part tiled walls. Double glazed window to the side aspect. Recessed ceiling spotlights.

Master Bedroom
14'0 x 9'4
The Master bedroom is elegantly presented and fitted with a range of wardrobes and drawers. Double glazed window to the front aspect fitted with integral blinds. Radiator.

Dressing Area
6'2 x 4'2
Ample shelving, cupboards, drawers and a dressing table. Recessed ceiling spotlights.

Stylish En-Suite Shower Room
Fitted with a large walk in shower, push button low level W.C and wash basin with vanity cupboard below. Tiled walls. Recessed ceiling spotlights. Chrome ladder style radiator.

Bedroom Three
10'8 x 8'5
Double bedroom fitted with a range of wardrobes and drawers. Double glazed window to the side aspect.

En-Suite
Fitted with a shower cubicle, push button low level WC and wash basin with vanity cupboard below. Electric shaver point. Tiled floor and part tiled walls. Recessed ceiling spotlights.

Bedroom Four/Study
8'1 x 7'8
Currently used as a study, fitted with a large desk, cupboards and drawers. Double glazed window to the front aspect. Recessed ceiling spotlights. Radiator.

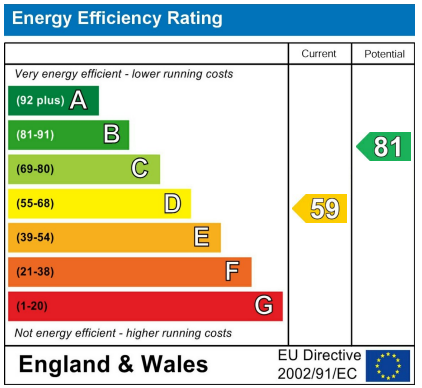
Outside

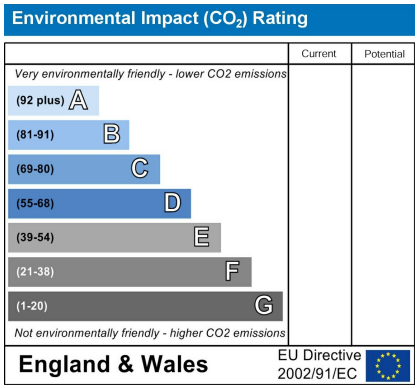
Driveway
A driveway to the front provides ample off road parking. A courtesy gate to the side allows access to the garden.

Southerly Facing Garden
The Southerly facing garden offers a large patio ideal for entertaining family and friends or to just simply relax and enjoy overlooking a well maintained lawn. Timber panel fencing to the boundaries enjoying a high degree of privacy. A courtesy gate to the side. Outside tap. Electric socket. Outside lighting.

Tenure
The vendor has advised us that the property is Freehold.
The vendor has also advised us that the property is council tax band D.
We would recommend 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.





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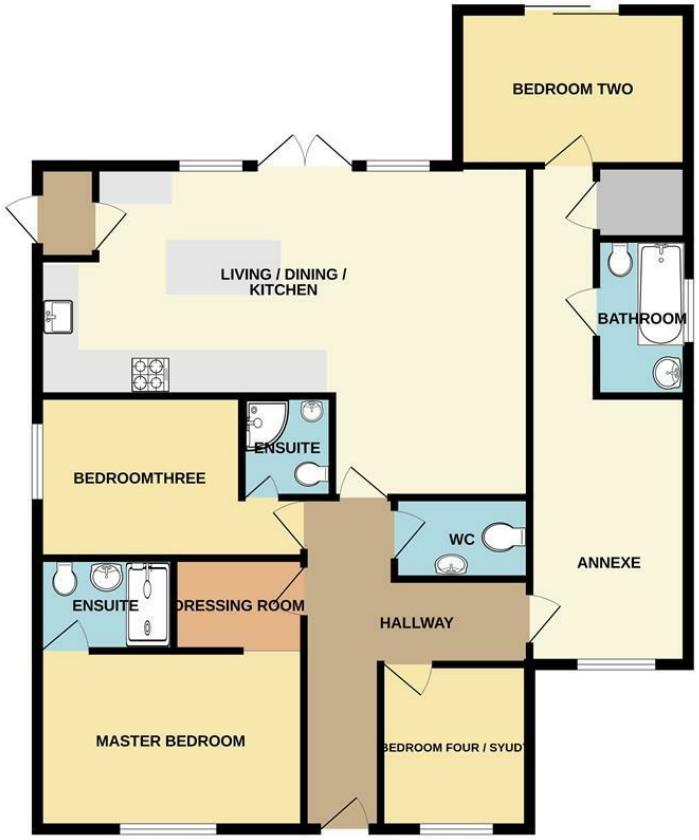








GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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