



**Jordan fishwick**

62 CEDARWAY BOLLINGTON MACCLESFIELD SK10 5NS

**£343,000**

## 62 CEDARWAY BOLLINGTON MACCLESFIELD SK10 5NS

A well presented and spacious detached TRUE bungalow 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. The present owner(s) have given careful consideration to its detail to provide a perfect balance for the new owners. 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 French doors to the garden, dining kitchen, two double bedrooms and bathroom. Externally the driveway to the front of the property provides off road parking and leads to the detached garage. The mature garden is fenced and enclosed with a paved patio. Hedging to the rear provides 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 first left onto Cedarway. Follow the road straight where the property will be found on the right hand side.

### Covered Porch

#### Entrance Hallway

Pleasant hallway with attractive stripped floorboards. Inset mat. Access to the loft space with pull down ladder, power and lighting. Ceiling coving. Radiator.

#### Living Room

16'0 x 12'0

Tastefully decorated with feature coal effect living flame gas fire and surround. Ceiling coving. Double glazed window to the side aspect. Double glazed French doors to the garden. Radiator.

#### Dining Kitchen

15'0 x 9'0

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled splash backs. Inset stainless steel sink unit with mixer tap and

drainer. Four ring gas hob with concealed extractor hood over and double oven below. Integrated fridge/freezer and washing machine all with matching cupboard fronts. Laminate floor. Recessed ceiling spotlights. Ceiling coving. Double glazed window to the rear and side aspects. Ample space for a dining table and chairs. Radiator.

#### Bedroom One

12'2 x 11'8

Spacious master bedroom with double glazed window to the front aspect. Stripped floorboards. Ceiling coving. Radiator.

#### Bedroom Two

9'0 x 9'0

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

#### Bathroom

Fitted with a white suite comprising; panelled bath, push button low level WC and pedestal wash hand basin. Tiled walls. Recessed ceiling spotlights. Double glazed window to the rear aspect. Radiator.

#### Outside

##### Driveway

To the front is a driveway providing off road parking with a gravelled garden to the side.

##### Detached Garage

19'0 x 9'6

Electric roller door. Power and lighting. Window to the side aspect. Courtesy door to garden.

##### Private Rear Garden

The mature garden is fenced and enclosed with a spacious paved patio. Hedging to the rear provides a high degree of privacy. A courtesy door to the garage.

##### Tenure

The vendor has advised us that the property is Freehold and that the council tax band is D.

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

##### Agent Notes

The vendor has advised that the property has planning permission for a loft dormer conversion.



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		83
(81-91) B		65
(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