jordan fishwick

6B SOUTH WEST AVENUE BOLLINGTON MACCLESFIELD SK10

£425,000

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** NO ONWARD CHAIN ** An elegant and most beautifully appointed three bedroom semi-detached family home, conveniently positioned in the picturesque village of Bollington where you will find a good selection of shops, pubs and restaurants and surrounded by some of the most stunning countryside as well as being ideal for keen walkers. In brief, the accommodation comprises; entrance hallway, downstairs WC, elegant living room and a comprehensively fitted dining kitchen. To the first floor are three well proportioned bedrooms (en-suite shower room to the master bedroom) and a family bathroom. Externally, the property is set back behind an enclosed front garden whilst to the rear is a well proportioned and low maintenance garden, laid mainly to lawn with timber panel fencing to the boundaries. The stone paved seating area provides the ideal place for al-fresco dining and to enjoy such a pleasant setting. A driveway to the rear provides off road parking. Viewing is highly recommended at the earliest opportunity.

Location
Set in Cheshire's plains, on the fringe of the Peak District National Park, Macclesfield combines the old with the new. Originally a medieval town, Macclesfield became the country's 'Silk' capital in the 1750's, whilst it still retains that heritage, in recent years it has grown to become a thriving business centre. Macclesfield is 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. There are many independent and state primary and secondary schools. 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
Proceed out of Macclesfield along the Silk Road turning right at the second roundabout onto Bollington Road, continue into Henshall Road and then take the right turning onto South West Avenue. The property can then be found on the left hand side on the corner of Hill View.

Entrance Hallway
Stairs to the first floor landing.

Downstairs WC
Push button low level WC with concealed cistern and vanity wash hand basin. Double glazed window to the front aspect. Ladder style radiator.

Living Room
13'0 x 12'5
Double glazed window to front aspect and two double glazed windows to the side aspect. Recessed ceiling spotlights. Radiator.

Kitchen / Dining Room
20'0 x 10'1

Kitchen Area
10'1 x 10'0
Fitted with a comprehensive range of handles base units with work surfaces over and matching wall mounted cupboards. One and a quarter bowl sink unit with mixer tap and drainer. Five ring gas hob with contemporary extractor hood over. Built in oven. Space for a washing machine. Breakfast bar with stool recess. Built in cupboard. Attractive floor stretching through to the dining area. Recessed ceiling spotlights. Double glazed window to the rear aspect. Open to the dining area.

Dining Area
10'1 x 10'0
Ample space for a dining table and chairs. Attractive floor stretching through to the kitchen. Bi-folding doors to the garden. Recessed ceiling spotlights.

Stairs To The First Floor Landing

Bedroom One
13'0 x 10'0
Double bedroom with double glazed window to the rear and side aspect. Recessed ceiling spotlights. Radiator. Door to en-suite.

En-Suite
Fitted with a modern white suite comprising; shower unit, push button low level WC with concealed cistern and vanity wash hand basin. Double glazed window to the side aspect. Ladder style radiator.

Bedroom Two
11'0 x 10'0
Double bedroom with double glazed window to the front and side aspect. Recessed ceiling spotlights. Radiator.

Bedroom Three
8'8 x 8'6
Double glazed window to the front aspect. Radiator.

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

Outside

Front & Rear Garden
Externally, the property is set back behind an enclosed front garden, whilst to the rear is a well proportioned and low maintenance garden, laid mainly to lawn with timber panel fencing to the boundaries. The stone paved seating area provides the ideal place for al-fresco dining and to enjoy such a pleasant setting.

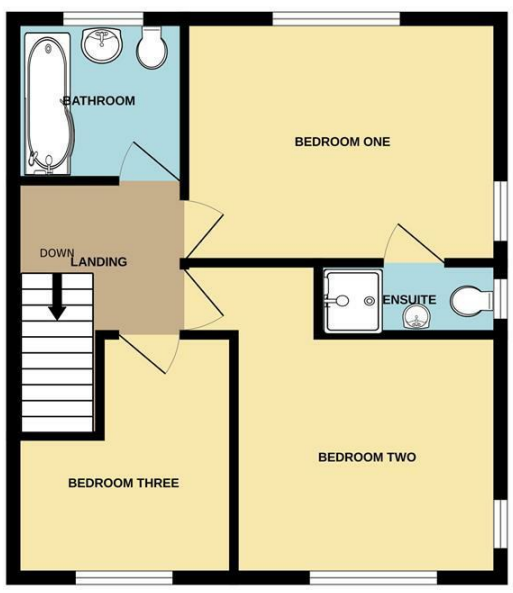
Driveway
A driveway to the rear provides off road parking.

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

GROUND FLOOR

1ST FLOOR



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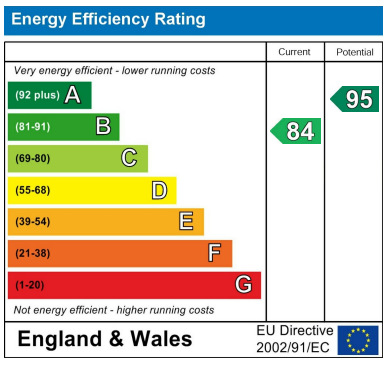

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