



20 Dean Court John Street, Bollington, Macclesfield, Cheshire, SK10 5PE

**** NO ONWARD CHAIN **** Exclusively for the over 60's is this light and airy, two bedroom, first floor retirement apartment is located in a highly sought after area, close to open countryside yet convenient for village life in the centre of Bollington. With ITS OWN PRIVATE ENTRANCE the property in brief comprises; private entrance vestibule with stairs leading to the first floor, fitted kitchen, dual aspect living/dining room, two bedrooms and shower room. The property benefits from gas fired central heating and uPVC double glazing. Outside there are beautifully landscaped communal gardens and also residents parking.

£160,000

Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

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. There is a choice of local shops in Bollington which are within easy reach. 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 in a northerly direction and at

the third roundabout, take the third exit onto Bollington Road. Continue along this road for some distance through the village, which turns into Henshall Road, Wellington Road and then Palmerston Street. At the traffic lights under the bridge turn right onto Water Street, take the second left onto John Street where the property will be found on the left.

GROUND FLOOR

Private Entrance Vestibule

Accessed via uPVC front door. Stairs to first floor landing.

FIRST FLOOR

Landing

Coved ceiling. Radiator. Security intercom. uPVC double glazed window to side aspect. Large walk-in cupboard with lots of storage space (also contains the wall mounted boiler). Loft access (the vendor has advised that the loft space is accessed via a pull down ladder and is partially boarded and has a light).

Kitchen

8'0" x 7'0"

Fitted with a range of base and wall mounted units with work surfaces over incorporating a stainless steel sink unit with mixer tap and drainer. Four ring gas hob with concealed extractor over. Built-in oven. Space for short fridge/freezer and washing machine. uPVC double glazed window to front aspect.

Living/Dining Room

19'3" x 10'0" max

Dual aspect room with uPVC double glazed window to front and rear aspect. Two radiators. TV point. Coved ceiling.

Bedroom One

11'0" x 7'10"

Useful built-in wardrobe. uPVC double glazed window to rear aspect. Radiator.

Bedroom Two

8'0" x 7'10"

Useful built-in wardrobe. uPVC double glazed window to rear aspect. Radiator.

Shower Room

7'0" x 7'0"

Fitted suite comprising; walk-in shower with screen to side, low level WC and vanity wash basin with mixer tap. Extractor fan. Part tiled walls. Radiator.

OUTSIDE

Communal Grounds

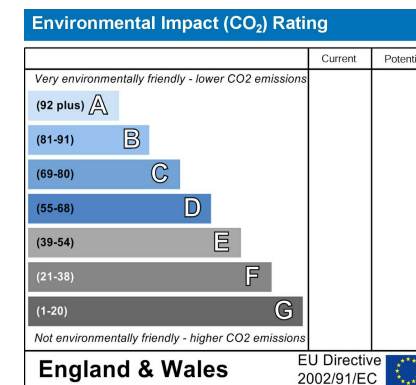
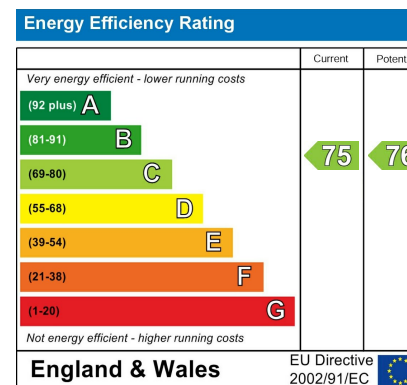
Outside there are beautifully landscaped communal gardens.

Parking

Residents parking.

TENURE & MANAGEMENT

The vendor has advised that the property is Leasehold. We believe the lease to be 999yrs from 29 August 1997. We believe the property to be council tax band C. We would ask any prospective purchaser to confirm these details with their legal representative.







Measurements are approximate. Not to scale. Illustrative purposes only
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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