



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

33 Leat Place

Bollington, Macclesfield, Cheshire, SK10 5DB

A double fronted delightful property with lovely views, parking for three motor vehicles and private garden

Price £269,950

Constructed in 2015 by Bellway Homes, this semi-detached property occupies a stunning location, with open views to the front, parking for three motor vehicles and a private garden.

In brief the accommodation comprises on the ground floor: Entrance hall, cloakroom, lounge, breakfast kitchen and conservatory. Whilst at first floor level, the landing allows access to three bedrooms and a family bathroom. A gas fired central heating system is installed, augmented by double glazed units throughout.

A mention must be made of the stunning location of this property, which benefits from a corner plot and has views over the Aqueduct and access across the bridge to the Middlewood Way. To the front of the property there is a lawned area, whilst to the rear the garden is fully enclosed and comprises a lawned area and Indian stone paved patio; all of which are fully enclosed by attractive fencing.

The Bellway Development is highly sought after, being convenient for local schools, amenities and access to the Middlewood Way.

The property has the NHBC Certificate, which was issued in 2015.

There is a wide range of shopping, travel, educational and recreational facilities available in Bollington and nearby Macclesfield. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 30 minutes drive of the property.

Directions

From our Bollington office turn left into Palmerston Street and continue under the Aqueduct bridge for approximately a quarter of a mile, turning right into the Bellway Development. Continue to the right, following the road around and number 33 Leat Place can be found on the left hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL With deep under-stairs storage cupboard, single radiator, staircase off

CLOAKROOM With low level WC, pedestal wash hand basin, single radiator

LOUNGE 15'1 x 10'2 (into bay) (4.60m x 3.10m (into bay)) With one double and one single radiator, double aspect windows with delightful views

BREAKFAST KITCHEN 15'0 x 10'4 (4.57m x 3.15m) Comprising an excellent range of units including base cupboards and drawers, wall cupboards and Formica working surfaces, 1½ bowl single drainer stainless steel sink unit with mixer tap, electric Zanussi built-in oven with Zanussi four ring gas hob and extractor hood over, Zanussi integrated fridge freezer, integrated dishwasher, double radiator and single radiator.

CONSERVATORY 10'7 x 8'6 (3.23m x 2.59m) With double radiator, door to outside

FIRST FLOOR

LANDING With access to loft, deep built-in cupboard

BEDROOM 1 11'0 x 8'2 (3.35m x 2.49m) With excellent range of built-in wardrobes, double radiator, double aspect window

BEDROOM 2 11'5 x 8'2 (3.48m x 2.49m) With double radiator, double aspect window

BEDROOM 3 7'6 x 6'7 (2.29m x 2.01m) With double radiator

BATHROOM/WC Comprising: Panelled bath with shower over, glass side screen, pedestal wash hand basin, low level WC, single radiator

OUTSIDE

GARDENS As previously mentioned.

PARKING FOR THREE MOTOR VEHICLES

GROUND RENT Ground Rent: £350.00 per annum

Tenure

We have been advised by our vendor that the property is Leasehold. Interested purchasers should seek clarification of this from their Solicitor.

Viewings

Strictly by appointment through the Agents

Possession

Vacant possession upon completion

PRESTBURY OFFICE
THE VILLAGE,
PRESTBURY,
CHESHIRE SK10 4DG.

TELEPHONE: 01625 828254
FACSIMILE: 01625 820019

HEAD OFFICE
16 HIGH STREET,
BOLLINGTON,
MACCLESFIELD,
CHESHIRE SK10 5PH
TELEPHONE: 01625 560535
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MISDESCRIPTONS ACT 1967

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