



Bollinbarn Drive, Macclesfield, SK10 3DN.
£355,000

Whittaker & Biggs Est. 1930

11 Bollinbarn Drive, Macclesfield

Enjoying an elevated position, which affords splendid far reaching views towards the hills, stands this spacious three bedroom, two bathroom detached bungalow. The design of the property is particularly appealing in that it has a perfect arrangement of accommodation - bedrooms and bathrooms on one side of the property and living, dining and kitchen on the other. The size of the accommodation has been increased by an extension to the rear, which has created a separate dining room and there is also a huge living room, which wraps around the fitted kitchen. The property has double glazed windows and gas central heating. In brief the full accommodation comprises; entrance porch, living room, dining room, kitchen, inner hallway, two large double bedrooms and a good sized single bedroom. The principle bedroom benefits from a modern en-suite shower room/wc and there is a family bathroom. There is also a tandem garage measuring an impressive 22ft in length, which offers potential to create a utility/laundry room etc. The bungalow is nestled upon a most glorious garden plot, having beautifully well-stocked borders and well-tended lawns. To the rear there is also a large patio area and courtesy access into the garage. Bollinbarn Drive has always proved to be an immensely popular choice for those buyers looking for a home which enjoys a quiet yet convenient location. Sainsburys is close-by and a handy bus route. The property is available to buy with no onward chain. Viewing is highly recommended.



ACCOMMODATION

Entrance Porch

Double glazed frosted windows to side and front. Radiator.

Living Room 21' 5" x 18' 10" L shaped maximum measurements (6.54m x 5.74m L shaped)

Fireplace with living flame effect electric and marble hearth/surround. Double glazed windows to front and side. Two radiators. T.V point. Feature arch to dining room.

Dining Room 12' 5" x 8' 0" (3.79m x 2.45m)

Double glazed patio door to side. Two tall double glazed windows to rear. Radiator.

Kitchen 10' 9" x 7' 8" maximum (3.28m x 2.34m)

Fitted kitchen units to base and eye level with tiled splash-backs. Stainless steel sink unit with mixer tap. Plumbing for washing machine. Recess incorporating Hotpoint electric hob with extractor over and Integrated electric oven and grill underneath. Fold out breakfast table. Two double glazed windows to rear. Recess shelving.

Inner Hall

Access into bedrooms and bathroom and a doorway giving access to a short flight of stairs leading to Bedroom One.

Bedroom One 17' 5" x 8' 11" (5.32m x 2.71m)

Velux roof window. Double glazed window to front with aspect towards hills. Radiator. Feature timber clad ceiling.

En-suite 8' 11" x 5' 6" (2.71m x 1.68m)

Shower enclosure with electric shower. Vanity sink unit. Push button W.C. Double glazed window to rear. Over mirror light. Radiator.

Bedroom Two 14' 4" x 12' 0" (4.38m x 3.65m)

Double glazed window to front. Radiator. Fitted wardrobes and matching drawers.

Bedroom Three 9' 6" x 7' 11" (2.89m x 2.41m)

Double glazed window to rear. Radiator. Built-in cupboard.

Bathroom 8' 3" x 6' 6" (2.51m x 1.97m)

Panel bath with mixer tap/shower head attachment. Pedestal wash basin. W.C. Tiled walls. Radiator. Double glazed window to rear. Built-in cabinet.

Garage 22' 3" x 9' 0" (6.77m x 2.74m)

Gas central heating boiler. Up and over door. Light and power. Water tap. Double glazed window. Courtesy door to rear.

Outside

There is a large patio area and lawn to the rear with beautifully well-stocked herbaceous/flowerbed borders. The garden is fenced and hedged to the sides and walled to the rear. There is gated access to either side of the house. There is also a domed shaped greenhouse. To the front is a further lawn, again having with lovely well-stocked beds. A driveway provides off road parking and leads to the garage.

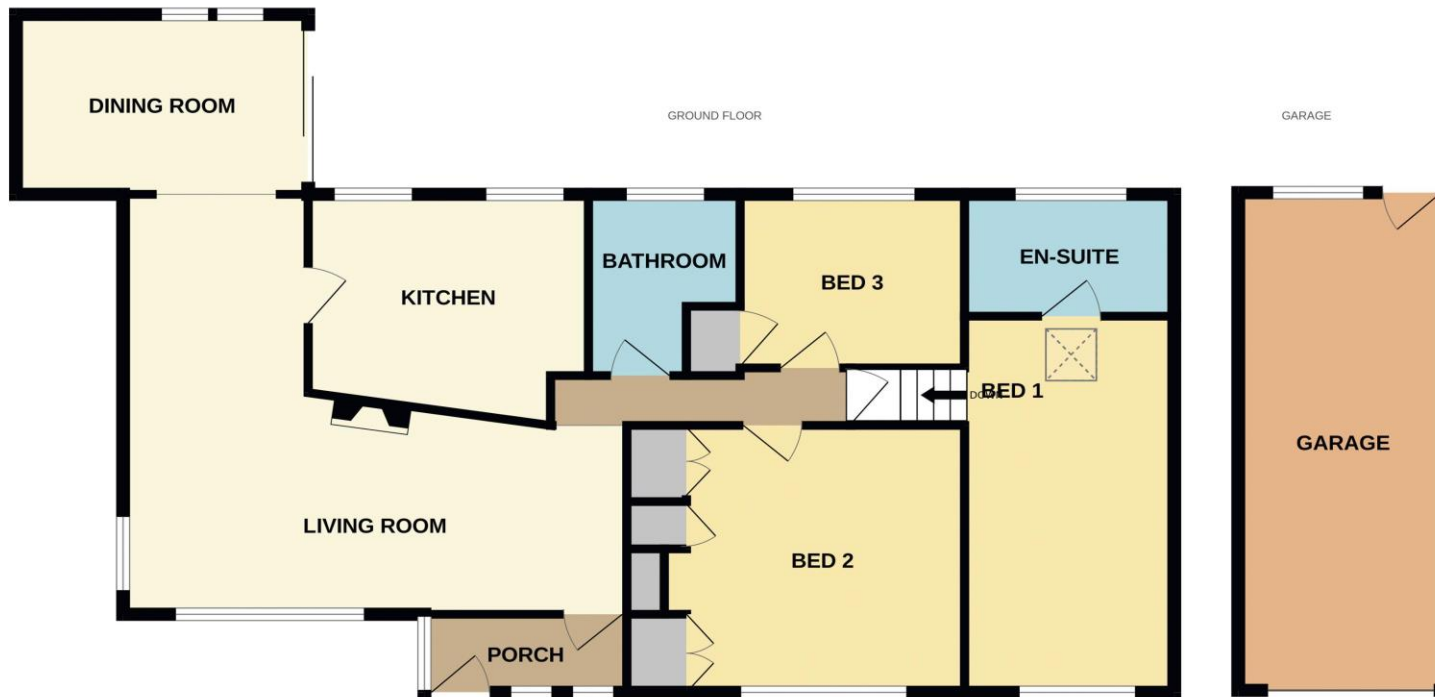
Note:

Council Tax Band: E

EPC Rating: D

Tenure: Freehold





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From this office turn left at the junction opposite the railway station. Turn left at the lights onto the Silk Road. Bear left at the first roundabout and go up Hibel Road. Go across the lights. Bear right at the roundabout and bear right at Sainsbury's roundabout into Westminster Road. Follow this road passing the shops on the right and then turn right into Bollinbarn and then first left into Bollinbarn Drive.

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