



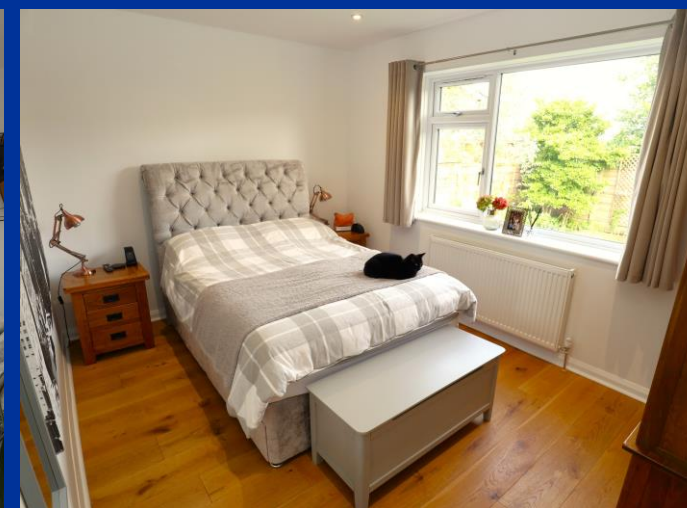
Bollinbarn, Macclesfield, SK10 3DL.
£400,000

Whittaker
& Biggs
Est. 1930

30 Bollinbarn

A deceptively spacious and much improved THREE BEDROOM detached bungalow located within a highly desirable area of Macclesfield. The current owners have dramatically transformed this property over the last few years to create a stunning 'turnkey' home with all mod cons. Recent improvements include; the creation of an open plan dining kitchen/living area with a stunning re-fitted high-end kitchen with integral appliances and solid Mistral Aria worktops, the fitting of a new bathroom, the part conversion of the garage into an office space, re-wiring, re-decorating, new flooring (including engineered oak) and, the installation of a Worcester combination boiler. The exterior of the property has also been radically enhanced with K Rendered elevations and the installation of contrasting grey double glazed windows (to the front and rear elevations). The rear garden has also been re-landscaped by our clients - now having a composite decking area, a new lawn and a good sized storage shed. There is also a long driveway and gravel area to the front. The property is located on a small development of similar properties being close to local shops, a popular primary school and it is handy for Sainsburys and the town centre. It is also within walking distance of the highly acclaimed Fallibroome Academy. Given the size and contemporary presentation of this fantastic home it could easily appeal to both the family market and those specifically looking for a property with single level accommodation - viewing highly recommended.

NB – THERE IS CURRENTLY PLANNING PERMISSION IN PLACE FOR A SIDE AND REAR EXTENSION
PLANNING REFERENCE: 22/0641M



ACCOMMODATION

Entrance Hall

Accessed via an open entrance porch. Contemporary entrance door with obscured glass double glazed inserts, entrance hall which continues to an inner hallway with a radiator, built-in storage cupboard, open fronted storage recess, loft access with loft ladder (loft is part-boarded for storage and has lighting). The inner hallway continues to the rear giving the access to the bathroom and bedrooms.

Living Room 13' 0" x 12' 2" (3.96m x 3.71m)

Double glazed windows to the front and side, contemporary radiator, TV point for wall-mounted television, wood effect vinyl tiled flooring, open through to dining kitchen.

Dining Kitchen 20' 0" x 11' 1" reducing to 9' 4" (6.10m x 3.37m reducing to 2.85m)

Re-fitted with a range of modern base level unit and floor-to-ceiling units incorporating a Zanussi fan assisted double oven. Mistral Aria solid worktops incorporating an inset sink with drainage grooves and mixer tap, integral Samsung fridge/freezer and AEG dishwasher and integral Zanussi induction hob with extractor over and glass splash-back. Wood effect vinyl tiled flooring, double glazed window to the side, matching cupboard housing a Worcester combination gas central heating boiler, contemporary vertical radiator, opening to side porch/ laundry.

Side porch/laundry

With double glazed door to front and obscured double glazed window, plumbing for washing machine, fitted shelf.

Bedroom One 12' 8" x 9' 4" (3.86m x 2.84m)

Double glazed window to the rear overlooking the garden, TV point for wall mounted television, radiator, engineered oak flooring.

Bedroom Two 13' 7" x 9' 8" (4.14m x 2.94m)

With side aspect double glazed window, TV point for wall mounted television, radiator, engineered oak flooring.

Bedroom Three 10' 7" x 9' 3" (3.22m x 2.82m)

Double glazed window to the rear, radiator, TV point for wall mounted television, engineered oak flooring.

Bathroom 6' 7" x 6' 5" (max) (2.01m x 1.95m)

Re-fitted with a three piece suite comprising; panel bath with mixer shower and 'rainmaker' showerhead, wall hung wash hand basin, push button wc, tiled walls and floor, ladder radiator, side aspect obscured double glazed window.

Office 7' 10" x 7' 7" (2.4m x 2.32m)

Double glazed door to side, double glazed window to rear, engineered oak flooring, light and power.

Storage Garage 8' 6" x 8' 2" (2.6m x 2.5m)

Up and over door to front.

Outside

The property occupies a generous plot with a driveway providing ample off the road parking. There is a graveled front garden area with flower bed borders. The driveway continues alongside the house, giving access to the attached storage garage. To the rear is a delightful fenced garden area, which is mainly laid to lawn. There is also a composite raised deck area, a good-sized shed and well-stocked borders, which have been created with timber sleepers.

Note:

Council Tax Band: E

EPC Rating: D

Tenure: Believed to be Freehold



GROUND FLOOR



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 our office turn left opposite the train station and left again under the railway bridge onto the Silk Road. At the large roundabout turn left onto Hibel Road and proceed through the traffic lights and bear right at the next roundabout. At the next roundabout turn right again onto Westminster Road and continue along, past the playing fields and past the shops where the road bends to the left and becomes Bollinbrook Road. Bollinbarn is then located on the right.

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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