



5 Peak View High Street, Bollington,  
Macclesfield, Cheshire SK10 5PF



- Brand New Home
- Mid Mews Property
- Three Bedrooms
- Open Plan Living Space
- Heritage Style Kitchen
- Front Garden & rear Decked Seating Area
- Two Allocated Parking Spaces
- En-Suite & Family Bathroom

**£265,000**

29 Palmerston Street Macclesfield SK10 5PX  
01625 576222 [bollington@harveyscott.co.uk](mailto:bollington@harveyscott.co.uk)  
[www.harveyscott.co.uk](http://www.harveyscott.co.uk)

**\*\*PLOTS 1 & 6 SOLD\*\* 4 PLOTS REMAINING\*\*** Located on a brand new development in an elevated position overlooking the village of Bollington, Peak View is a beautifully presented three bedroom mid mews property. The property boasts a modern open plan lounge, dining room and a heritage shaker style kitchen adjacent to a rear hallway and WC to the ground floor, whilst to the first floor there are three bedrooms with an en-suite shower room off the principle bedroom and a separate family bathroom. Externally there is a lawned garden to the front, an enclosed decked seating area to the rear and two allocated parking spaces. In addition the property is fully double glazed and warmed via gas central heating. Viewings are highly recommended for such a reasonable priced property so please call harvey Scott on 01625 576222.



Bollington is one of Cheshire's most popular locations with its cobbled streets, traditional pubs and quaint old buildings whilst also offering modern restaurants and a range of shops. The area has a great range of social and recreational facilities, many community-based activities and local schools cater for children of all ages. The village is the western gateway to the Peak District with many beautiful walks on its doorstep including the Macclesfield Canal and Middlewood Way; the latter offering 11 miles of traffic free walking and cycling from Marple to Macclesfield. Lyme Park, Teggs Nose and Macclesfield Forest are also just a short distance away. Bollington offers excellent commuter links to the motorways, Manchester Airport and the rail network with Manchester city centre approximately eighteen miles away.



## First Floor

### Open Plan Lounge Diner

13' 1" x 12' 5" (3.99m x 3.78m) 17' 1" into door. Wooden double glazed hardwood door to front elevation. Two wooden double glazed windows to the front elevation, inset LED ceiling spot lights, cupboard housing consumer unit, two central heating radiators, power point, wood effect laminate flooring and open plan to kitchen. Door leading to rear hallway.

### Kitchen

9' 9" x 8' 7" (2.97m x 2.62m) Heritage style shake kitchen fitted with a range of wall and base units with contrasting wood effect counter tops. 1 1/2 bowl sink with drainer and mixer tap, four ring electric hob with stainless steel extractor hood over. Single electric fan oven with grill and space for an undercounter fridge freezer. Wooden double glazed window to the front elevation, inset LED ceiling spot lights, cupboard housing Ideal combination boiler, tiles to splash backs, wood effect laminate flooring and power points.

### Rear Hallway

Stairs leading to first floor. Hardwired smoke alarm, inset LED spot lights, under stairs storage with plumbing and space for washing machine, central heating radiator, double power points and wood effect laminate flooring. Doors leading to downstairs W/C and wooden double glazed door leading out to raised decked seating area.

### W/C

7' 4" x 3' 2" (2.24m x 0.97m) Low level push flush WC and pedestal wash hand basin with mixer tap. Wooden double glazed window to the rear elevation, inset LED ceiling spot lights and radiator.

## First Floor

### Landing

Half return staircase with spindled balustrade, wooden double glazed window to the rear elevation, inset ceiling spot lights, hard wired smoke alarm and loft hatch.

## Master Bedroom

10' 8" x 18' 8" (3.25m x 5.69m) max. Dual aspect wooden double glazed window to the front elevation, inset LED ceiling spot lights, radiator, power points and door to en-suite shower room.

### En Suite

10' 8" x 4' 7" (3.25m x 1.40m) White three piece suite comprising; shower enclosure with glass sliding door, overhead thermostatic shower with additional hand held shower on a riser rail, low level push flush WC and pedestal wash hand basin with chrome mixer tap. Wooden double glazed window to the front elevation, inset LED ceiling spot lights, extractor fan, partially tiled walls and tiled flooring.

### Second Bedroom

9' 6" x 7' (2.90m x 2.13m) Wooden double glazed window to the rear elevation, inset LED ceiling spot lights, radiator and power points.

### Third Bedroom

10' 8" x 8' 5" (3.25m x 2.57m) reducing to 7'0" Wooden double glazed window to the front elevation, inset LED ceiling spot lights, radiator and power points.

### Family Bathroom

6' x 8' 3" (1.83m x 2.51m) Modern white three piece suite comprising; panelled bath with chrome mixer tap and mixer shower attachment, low level push flush WC and pedestal wash hand basin with chrome mixer tap, partially tiled walls, wooden double glazed window to rear elevation and tiled flooring.

## External

### Garden

Externally to the front there is a garden mainly laid to lawn with boarders planted with evergreen shrubs. Whilst to the rear you find an enclosed decked seating area with timber railings.



GROUND FLOOR



1ST 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 for 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.  
Made with Metrepx ©2021



Services

Mains gas, electricity and water

Local Authority

Cheshire East

Tenure

Freehold

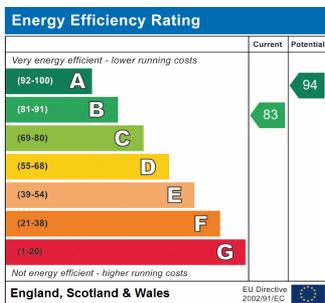
Viewing

By appointment only. For further information, particulars to view please contact a member of staff at Harvey Scott.

Mortgage Information

Our financial advisor will be informed of all offers made and has vast experience in all areas of financial services including mortgages, insurance etc. The mortgage advice given is completely independent, and may save you money and speed up the whole sales transaction.

Written quotations are available on request.



Misdescriptions Act 1967. These particulars, whilst believed to be accurate, are set out for guidance purposes only and do not constitute any part of any offer or contract. Services and appliances referred to have not been tested and cannot be verified as being in working order. Furthermore you should seek confirmation from a solicitor in respect of moveable items described in the sales particulars, that they are in fact included in the sale. All dimensions, description and photographs are for guidance only and are not a complete representation of the property, references to condition and necessary permissions for use of occupation and other details are given without responsibility, we advise that any intending purchasers or tenants should satisfy themselves by inspection or any other means you may have. No person in the employment of Harvey Scott Ltd has any authority to make or give any representation or warranty whatsoever in relation to the property