



Waterwheel Way, Bollington,  
Macclesfield, Cheshire. SK10 5DJ





£495,000

Leasehold

Harvey Scott are delighted to bring to the market this four double bed roomed detached town house, set on a corner plot in the popular and convenient location of Bollington. The property is situated on a private estate surrounded by and facing a private woodland area. The property in brief comprises of an entrance hallway leading off to reception room, open plan kitchen/diner with French doors leading out to the rear garden, utility room and downstairs WC. The first floor landing provides access to Bedroom One with an En-suite shower room, Bedroom Two and a Family Bathroom. The second floor landing provides access to Bedroom Three, Bedroom Four and an additional Shower Room. Both landings benefit from an extensive full length feature window to front elevation facing woodland. Externally to the rear, the property has a private garden with off-road parking for up to two vehicles and a sperate garage. The property benefits from gas central heating and uPVC double glazed throughout. Viewings are essential to appreciate the true size and potential of this property. To arrange a viewing, please call our Davenport office: 0161 483 4444.





## GROUND FLOOR

### Entrance Hall

11' 9" x 10' 7" (3.58m x 3.23m) Max. uPVC composite door, wood tiled floor throughout ground floor level, ceiling light, gas central heating radiator, power points, stairs to first floor landing, access to storage cupboards, downstairs WC, reception room leading to open plan kitchen/diner.

### Reception Room

17' 8" x 11' 7" (5.38m x 3.53m) Max. uPVC double glazed bay window to side elevation, ceiling light, wood tiled flooring, power points, TV point and two gas central heating radiators.

### Open Plan Kitchen/Diner

12' 8" x 20' 0" (3.86m x 6.10m) Max. uPVC double glazed window to front elevation, wood tiled flooring, six ceiling spot lights, centre ceiling light, partly tiled walls for splashbacks, power points and gas central heating radiator. Fitted with a range of wall and base units, granite worktops, inset stainless steel sink with granite drainer, integrated four ring gas hob with fan assisted electric oven with extractor above, integrated dishwasher, integrated fridge/freezer, large breakfast bar separating kitchen/dining area, access to utility room and uPVC French doors leading out to rear garden.

### Utility Room

5' 7" x 7' 06" (1.70m x 2.29m) Max. uPVC double glazed composite door leading out to rear elevation, wood tiled flooring, three ceiling spot lights, power points, gas central heating radiator, integrated stainless steel sink and drainer, space for washing machine and dryer, wall mounted Ideal combi boiler, splash back tiling.

### Downstairs WC

5' 11" x 7' 0" (1.80m x 2.13m) Max. uPVC double glazed frosted window to side elevation, two ceiling spot lights, gas central heating radiator. Fitted with a two piece suite comprising of low level WC, wash hand basin and half tiled walls.

## FIRST FLOOR

### Landing One

9' 8" x 12' 0" (2.95m x 3.66m) Max. Large uPVC double glazed window to front elevation, central to the property set as a feature, ceiling light, power points, gas central heating radiator leading off to bedroom one, bedroom two, family bathroom and storage with immersion heater.

### Bedroom One

9' 8" x 20' 2" (2.95m x 6.15m) Max. uPVC double glazed window to front and rear elevations, ceiling light, power points, two gas central heating radiators, built-in wardrobes, leading to en-suite.

### En-suite One

uPVC double glazed frosted window to rear elevation, three ceiling spot lights, tiled floor and partly tiled walls, wall mounted heated towel rail. Fitted with a three piece suite in white comprising of low level WC, wash hand basin, shower cubicle with sliding door and large rain head shower.

### Bedroom Two

14' 7" x 12' 7" (4.45m x 3.84m) Max. uPVC double glazed bay window to side elevation, ceiling light, power points and gas central heating radiator.

### Family Bathroom

uPVC double glazed frosted window to front elevation, four ceiling spot lights, tiled floor, partly tiled walls, wall mounted heated towel rail. Fitted with a three piece suite in white comprising of low level WC, wash hand basin, bath with overhead shower.

## SECOND FLOOR

### Landing Two

6' 7" x 13' 8" (2.01m x 4.17m) Max. Apex internal ceiling, ceiling light, power points, gas central heating radiator, loft hatch, leading to bedroom three, bedroom four and bathroom.

### Bedroom Three

10' 11" x 12' 6" (3.33m x 3.81m) Max. uPVC double glazed window to side elevation, ceiling light, power points, gas central heating radiator and eaves storage.

### Bedroom Four

9' 5" x 12' 6" (2.87m x 3.81m) Max. uPVC double glazed window to rear elevation, ceiling light, power points and gas central heating radiator.

### Bathroom (Shower Room)

6' 7" x 12' 6" (2.01m x 3.81m) Max. Tiled flooring, partly tiled walls, three ceiling spot lights, and built-in shelving. Fitted with a three piece suite comprising of low level WC, wash hand basin, shower cubicle with sliding door and large shower head.

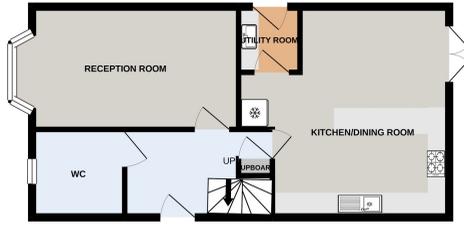
## EXTERNAL

### Rear Garden

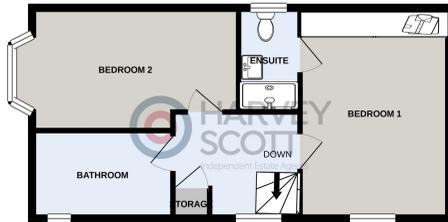
Stone patio and pebbled garden, outside tap, outside light, enclosed with wooden panelled fencing. Access through side gate to driveway for up to two cars, brick built garage with up and over door.



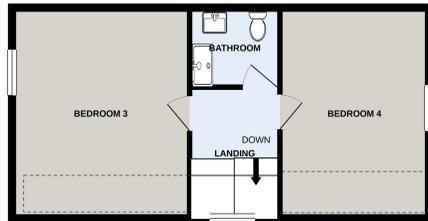
GROUND FLOOR



1ST FLOOR



2ND 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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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		93
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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