





## 5, Albert Road, Macclesfield, Cheshire SK10 5HS

Constructed circa 2025 and finished to an exceptional standard throughout, this stunning three-bedroom semi-detached home occupies a desirable position within the highly sought-after village of Bollington. Renowned for its strong community spirit, excellent local amenities and picturesque countryside setting, Bollington remains a popular choice for both families and professionals.

Conveniently located within walking distance of local shops, Dean Valley Primary School and Footprints Day Nursery, the property offers beautifully presented accommodation with contemporary décor and high-quality modern fittings throughout.

The accommodation briefly comprises; an entrance hall, cloakroom/WC, a bay-fronted lounge and a stylish dining kitchen to the ground floor. To the first floor are three well-proportioned bedrooms and a contemporary family bathroom. The property benefits from uPVC double glazing throughout and is heated via electric storage heaters.

Externally, the property is set back behind a tarmac driveway providing ample off-road parking, alongside a well-kept lawn. To the rear, the attractively landscaped garden creates a superb outdoor living space, featuring a generous lawn, stone-flagged patio and an additional gravelled seating area. Beyond the garden, the property enjoys delightful views across the surrounding Bollington countryside.

The location is ideal for those who enjoy an active outdoor lifestyle, with a range of popular local pubs, scenic walks along the Middlewood Way and the River Dean, all within easy reach.

Bollington is a vibrant and ever-evolving town known for its thriving artistic and community spirit. From the championship-winning Bollington Brass Band (North West 1st Section) to the Festival Choir, Bollington Light Opera Group (BLOG) and the Festival Players, the town boasts a rich tapestry of cultural and volunteer-driven initiatives. Increasingly popular with tourists, Bollington offers excellent opportunities for walking, cycling and horse riding amid stunning countryside.

Nearby Macclesfield provides residents and visitors with outstanding transport links. The town connects directly to local motorway and rail networks including the West Coast Main Line offering fast routes to London. Additionally, Manchester International Airport is just thirteen miles away by road, making both domestic and international travel easily accessible.

Proceed out of Macclesfield along the Silk Road towards Manchester. At the second roundabout, turn right and follow the signs into Bollington. Proceed along Bollington Road into Henshall Road, turning left into Albert Road. The house can be found on the right-hand side.

**Viewing: By appointment with Holden and Prescott 01625 422244**

## Ground Floor

### Entrance Hall

Composite front door with glazing inset. Attractive tongue and groove panelling. Kardean herringbone style flooring. Spindle balustrade to the staircase. Understair storage cupboard. Electric storage heater.

### Cloakroom/W.C

Low suite W.C. Washbasin with mixer tap and storage drawer below. Recessed spotlighting. Extractor fan. Kardean Herringbone style flooring. uPVC double glazed window. Chrome heated towel rail.

### Lounge

11'5 x 10'3

Electric log burner set within an exposed brick inglenook fireplace with timber mantel. T.V. recess to the chimney breast. Attractive wall panelling. uPVC double glazed window to the bay. Electric storage heater.

### Dining Kitchen

19'8 x 11'9 max

Single drainer composite sink with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces. Under unit lighting. Integrated Siemens single oven. Integrated Siemens induction hob with extractor hood over. Integrated dishwasher. Plumbing for washing machine. Integrated fridge/freezer. Wall light points. Tongue and groove panelling with feature exposed brick adding warmth and architectural interest. Recessed spotlighting. Kardean herringbone style flooring. uPVC double glazed windows. uPVC double doors opening onto the rear garden. Electric storage heater.

## First Floor

### Landing

Spindle balustrade to the staircase. Loft access.

### Bedroom One

12'1 x 10'4

Classical wood panelling. T.V. aerial point. uPVC double glazed window. Electric storage heater.

### **Bedroom Two**

10'4 x 10'1

uPVC double glazed window. Electric storage heater.

### **Bedroom Three**

8'11 x 7'9 max

uPVC double glazed window. Electric storage heater.

### **Bathroom**

The stylish white suite comprises a fully tiled cubicle with thermostatic shower over, a panelled bath with mixer tap, a washbasin with mixer tap with vanity storage drawers below and a low suite W.C. Airing cupboard housing the hot water cylinder. Extractor fan. Recessed spotlighting. Partially tiled walls. Tiled flooring. uPVC double glazed window. Chrome heated towel rail.

### **Outside**

#### **Gardens**

To the front of the property is a tarmac driveway providing ample off-road parking, complemented by a neatly maintained lawn garden with well-stocked planted flower beds, all enclosed by an attractive stone-built garden wall. The fully enclosed rear garden is predominantly laid to lawn and features an Indian stone flagged patio, creating an ideal outdoor space for relaxation and entertaining. The garden enjoys a peaceful setting with picturesque views across the surrounding hills.

#### **Solar Panels**

Solar panels are in situ and are fully owned by number 5 and effectively heat the water. The vendor has advised that the utility bill has reduced since installation.

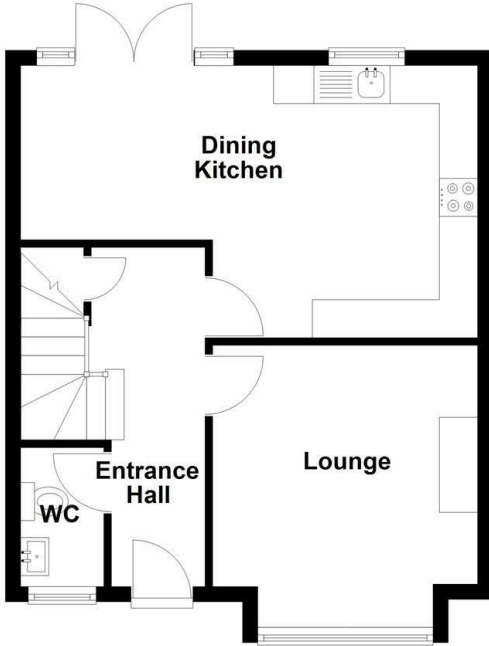
#### **Tenure**

Freehold.

**£425,000**

**HOLDEN & PRESCOTT**

Ground Floor



First Floor

