

FOR SALE

£485,000 Freehold



**16 Moss Lane, Bollington,  
Macclesfield, Cheshire. SK10 5HJ**

## ABOUT THE PROPERTY

Situated in a tucked away corner of Lowerhouse lies a fascinating property constructed of stone elevations dating back to the 18th Century.

This intriguing semi-detached family home occupies an enviable position with commanding views overlooking open countryside and affords for the buyer to purchase a rare piece of Bollington's history.

The property was a home to the previous occupiers for the last 20 years and is now being offered for sale with vacant possession, and although habitable, it is now in need of modernising throughout.

Internally to the ground floor there is an entrance hallway that provides access to three bedrooms, the master having an en-suite shower room. a separate family bathroom, utility room and a garage. To the first floor there is an impressive 24ft triple aspect drawing room with access onto a rear balcony, a garden / family room and a good sized breakfast kitchen. Externally the property is set back behind a block paved driveway with gated access to the side that leads to an enclosed rear garden.

For more information about this exemplary property, please feel free to contact Harvey Scott; your local bespoke estate agent on the details provided.

## FEATURES

- 18 Century Period Property
- Three Bedrooms
- En-Suite & Family Bathroom
- Impressive 24ft First Floor living Space
- Dining Kitchen with Period Cast Iron Range Fireplace
- Driveway with Garage with Electric Door
- Enclosed Private Garden
- No Vendor Chain



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hallway

10' 8" x 8' 8" (3.25m x 2.64m) uPVC double glazed door to front elevation, wall lights, staircase to first floor, storage cupboard, radiator and power point.

#### Master Bedroom

13' 7" x 15' 1" (4.14m x 4.60m) uPVC double glazed window to rear elevation, wall lighting, radiator, fitted wardrobes with mirrored sliding doors, power point, phone point, room thermostat and inner hallway leading to en-suite and utility room.

#### Inner Hall

9' 4" x 2' 11" (2.84m x 0.89m) Ceiling light and radiator.

#### En-Suite

8' x 3' 3" (2.44m x 0.99m) Shower cubicle with overhead thermostatic shower and bi-folding doors, low level lever flush WC and pedestal wash hand basin. Down lighters, radiator and tiled walls.

#### Second Bedroom

10' 3" x 9' 7" (3.12m x 2.92m) uPVC double glazed window to rear elevation, ceiling light, radiator, power point and fitted wardrobes.

#### Third Bedroom

uPVC double glazed window to rear elevation, ceiling light, radiator, power point, phone point and fitted wardrobe.

#### Bathroom

Jacuzzi double ended bath with mixer tap and retractable hand held shower, low level push flush WC and vanity sink unit with mixer tap and an assortment of storage cupboards. uPVC double glazed window to front elevation, down lights, radiator and tiled walls.

#### Utility Room

6' 9" x 9' 4" (2.06m x 2.84m) uPVC double glazed window to rear elevation and uPVC double glazed door to side elevation, two ceiling lights, base unit with stainless steel sink and drainer, plumbing and space for washing machine, countertop and storage

### Garage

Electric up and over door, ceiling light, uPVC double glazed window to the side elevation, gas, electric and water meters, stop tap, water tap, power point and Vaillant combination boiler.

### First Floor

#### Drawing Room

Triple aspect room with uPVC double glazed windows and aluminium double glazed sliding doors opening onto a rear balcony, stone fireplace with inset gas fire and slate hearth, wall and ceiling lights, three radiators, double power points, beamed ceiling, tv point, phone point and consumer unit.

#### Garden Room

Triple aspect room with uPVC double glazed windows and uPVC double glazed door opening onto the rear balcony, Velux windows, ceiling fan light, wall lights, radiator, power point and wooden floor.

#### Breakfast Kitchen

Fully fitted kitchen featuring a range of wall and base units with contrasting counter tops, 1 ½ bowl sink with mixer tap and drainer grooves, double electric fan oven with grill, 5 ring gas burning hob with extractor fan over and integrated dishwasher and under counter separate fridge and freezer. uPVC double glazed windows to front and rear elevations, down lighters and under-counter lighting, radiator, tiles to splash backs, feature cast iron range fireplace and power points.

### External

#### External

The property is set back behind a block paved driveway providing off road parking for several vehicles and provides access to the single garage. To the side of property you will find gated access leading to the rear where you will find a private and enclosed garden that enjoys a westerly aspect. The garden is enclosed by timber fence panelling with a lawned garden and stone flagged patios. Outside tap. Brick built small outbuilding.





# FLOORPLAN

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 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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## EPC

