



34 Riverbank Close, Bollington,
Macclesfield, Cheshire. SK10 5JD





£275,000

Freehold

Harvey Scott are pleased to bring to the market this three bedroom semi detached property, situated within a quiet cul-de-sac, in the picturesque village of Bollington, located close to local shops, schools and amenities. In brief, the property consists of a spacious entrance hall leading through to a kitchen diner, large living room and conservatory to rear that gives access to an enclosed rear garden. The first floor landing gives access to three bedrooms and a family bathroom suite in white. Externally, the property is fronted by a well maintained garden and driveway leading to an attached garage. As well as a rear garden enclosed with wooden panelled fencing. Fitted with gas central heating and double glazed throughout, this property is being sold with vacant possession and no onward vendor chain. Viewings are essential to appreciate this property, to arrange a viewing please call our office on 01625 576 222.





Ground Floor

Entrance Hall

5' 9" x 13' 5" (1.75m x 4.09m) Max. Laminate wood flooring, under stair storage, central ceiling light, gas central heating radiator, access to rear lounge and kitchen.

Kitchen

13' 5" x 13' 6" (4.09m x 4.11m) Max. uPVC Double glazed window to front elevation, wood laminate tiled effect flooring, fitted kitchen with a range of wall and base units, integrated fan assisted oven with inset stainless steel 4 ring burner gas hob and extractor, stainless steel sink with drainer and mixer taps, space for washer, fridge freezer, inset ceiling spot lights, gas central heating radiator, uPVC double glazed window to side elevation leading out to side access.

Living Room

15' 3" x 11' 7" (4.65m x 3.53m) Max. Spacious lounge with laminate wooden flooring, central ceiling light, gas central heating radiator, a range of power points, uPVC double glazed window and patio doors to rear elevation leading into the conservatory.

First Floor

Landing

Centre ceiling light, loft hatch access with ladder, power points and access to bedroom one, bedroom two, bedroom three and a family bathroom.

Bedroom One

8' 9" x 13' 7" (2.67m x 4.14m) Max. Spacious double bedroom, uPVC double glazed window to front elevation, central ceiling light, gas central heating radiator, a range of double power points.

Bedroom Two

8' 9" x 11' 7" (2.67m x 3.53m) Max. Spacious double bedroom with uPVC double glazed window to rear elevation, laminate wooden flooring, central ceiling light and gas central heating radiator.

Bedroom Three

5' 9" x 7' 7" (1.75m x 2.31m) Max. uPVC double glazed window to rear elevation, central ceiling light, single radiator and laminate flooring.

Family Bathroom

5' 9" x 8' 9" (1.75m x 2.67m) Max. uPVC Double glazed window to front elevation, laminate wooden flooring, three piece suite in white with thermostatic shower over bath, low level W.C and wash hand basin with miser taps, inset ceiling spot lights, airing storage cupboard, wood laminate tiled effect flooring and tiled to splash back areas.

External

Rear Garden


Stone paving, large lawn area, outside tap, wooden panelled fencing surround.

Garage

Up and over garage door with power and lighting and access door to rear garden.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		89
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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