

FOR SALE

£425,000 Leasehold



**81 Palmerston Street, Bollington,  
Macclesfield, Cheshire. SK10 5JX**

## ABOUT THE PROPERTY

Located within the lovely village of Bollington and overlooking Bollington's recreation ground is a simply stunning double fronted period stone semi-detached property. The property has undergone vast improvements by the current owners to now present a lovely family home ready to occupy. Internally the property has many period features and briefly comprises of an entrance hallway, two separate reception rooms and a separate kitchen opening into a breakfast room overlooking the garden and recreation ground. The first floor is accessed via a half return spindled staircase with full height window and there are three good sized bedrooms and a family bathroom with the principal bedroom being serviced by an attractive en-suite. There is also a useful cellar on the lower ground floor with a rear window. Externally there are attractive flower beds and wrought iron railings to the front as well as a resin bond driveway with gated access to the side garden that is enclosed by mature laurels and timber fence panelling. The property is also warmed via gas central heating and has had the majority of windows replaced with double glazing and is being offered for sale with no onward vendor chain. For more information or to arrange an internal viewing please contact Harvey Scott on the details provided.

## FEATURES

- Period Semi Detached Cottage
- Two Reception Rooms
- Breakfast Room
- Modern Fitted Kitchen
- Three Bedrooms & Family Bathroom
- En-Suite to Principle Bedroom
- Private Side Garden & Off Road Parking
- No Vendor Chain



# ROOM DESCRIPTIONS

## Ground Floor

### Entrance Hallway

5' 8" x 19' 8" (1.73m x 5.99m) Original panelled wooden door with crescent shaped glazed window over, ceiling pendant light, feature coving, ceiling pendant light, radiator, deep skirting boards, spindled half return staircase with balustrade and full-length uPVC double glazed window to rear aspect.

### Lounge

12' 9" x 12' 7" (3.89m x 3.84m) Wooden double glazed sliding sash window to front elevation, uPVC double glazed window to side elevation, ceiling light, thermostatic radiator, marble fire surround with cast iron insert and, double power points

### Dining Room

11' 4" x 12' 8" (3.45m x 3.86m) dual aspect room with wooden single glazed sash window to front and rear aspects, ceiling pendant light, thermostatic radiator, cast iron decorative fireplace and double power points.

### Kitchen

6' 5" x 13' 0" (1.96m x 3.96m) Traditional fitted kitchen fitted with base units and wooden counter tops, under mounted Belfast sink with drainer and period chrome mixer tap, single electric fan oven with grill and foie ring gas burning hob with stainless steel extractor hood over. uPVC double glazed window to rear elevation, inset ceiling spotlights, thermostatic radiator, tiles to splash backs, cupboard housing Worcester combination boiler, space for fridge freezer, integrated dishwasher and LVT flooring. Opening to morning room.

### Breakfast Room

7' 9" x 10' 3" (2.36m x 3.12m) uPVC double glazed windows to side and rear elevations and uPVC patio doors opening onto the garden, two Velux windows, power points, thermostatic radiator, LVT flooring.

## First Floor

### Stairs & Landing

Spindled Stair case with split level landing, ceiling pendant light, wall lighting and loft hatch.

### Principle Bedroom

12' 5" x 13' 11" (3.78m x 4.24m) Wooden double glazed sash window to front aspect and wooden single glazed sash window to rear aspect, ceiling pendant light, wall lighting, thermostatic radiator, cast iron decorative fireplace, double power points and door to en-suite.

### En-Suite

4' 8" x 7' 5" (1.42m x 2.26m) white three-piece suite comprising; tiled panelled bath with period style overhead thermostatic shower and period telephone mixer tap with hand held shower attachment, pedestal wash hand basin with chrome mixer tap and low level back to wall WC with lever flush. Wooden double glazed sash window to front aspect, inset ceiling spotlights, partially tiled walls and tiled flooring and chrome heated towel radiator

### Second Bedroom

12' 9" x 10' 5" (3.89m x 3.17m) wooden double glazed sash window to front elevation, ceiling pendant light, thermostatic radiator, and double power points.

### Third Bedroom

6' 7" x 8' 4" (2.01m x 2.54m) uPVC double glazed window to side elevation, ceiling pendant light, thermostatic radiator, and double power points.

### Bathroom

5' 8" x 5' 5" (1.73m x 1.65m) Traditional white three price suite comprising; tiled panelled bath with chrome telephone mixer tap with hand held shower attachment, low level back to wall etc with push flush and pedestal wash hand basin with period chrome taps. uPVC double glazed window to rear elevation, inset ceiling spotlights, extractor fan, partially tiled walls, tiled flooring, and chrome heated towel radiator.

### Cellar

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11' 1" x 11' 6" (3.38m x 3.51m) Max with restricted head height. uPVC double glazed window to rear elevation, inset ceiling spotlights, thermostatic radiator, stone flagged flooring, double power points, recessed shelving, plumbing and space for a washing machine and base unit with countertop. Additional storage area housing gas meter and electric consumer unit with ceiling strip light and shelving

## External

### Garden

The property is set back from the road behind a raised flower bed and path leading to the front door. To the side of the property there is a resin bond drive and fence panelling with a gate that provides access into the side garden. here you will find a private enclosed garden mainly laid to lawn with a stone flagged patio area, and enclosed with stone walling, fence panelling and mature laurels. Views over the recreation ground.



# FLOORPLAN



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

