

FOR SALE

£360,000 Leasehold



24 Leat Place, Bollington, Macclesfield, Cheshire. SK10 5DF

Bollington
29, Palmerston Street, Bollington, Macclesfield, SK10 5PX

01625 576222
bollington@harveyscott.co.uk

ABOUT THE PROPERTY

****Modern Town House** No Chain**** Leat Place is located in the leafy village of Bollington providing the perfect setting for this lovely three double bedroom family home. Constructed by Bellway homes this lovely town house now forms part of an established small community with traffic calming measures and leafy green surroundings making it ideal for a family. The property is positioned in a quiet corner overlooking green open spaces and Bollington's stone arched via duct with two parking spaces to the front of the property. Internally the property has well balanced accommodation, to the ground floor there is an entrance hallway providing access to a spacious rear lounge, breakfast kitchen, and WC. To the first floor there is a landing, two double bedrooms and a family bathroom with a four piece suite, and finally on the third floor you will find the master bedroom being serviced by an en-suite. Externally you will find an enclosed private garden to the rear. In addition the property is fully double glazed throughout and is warmed via an efficient condensing boiler. An internal viewing is highly recommended so please call Harvey Scott on the details provided. Please note the internal and rear garden photos are historic picture's due to the property being let out.

FEATURES

- Modern Townhouse
- Three Double Bedrooms
- Rear Reception Room
- Modern Breakfast Kitchen
- Integrated Appliances Incl Dishwasher
- Off Road Parking & Car Port
- En-Suite & Family Bathroom
- Private Rear Garden
- NO VENDOR CHAIN



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

16' 7" x 6' 3" (5.05m x 1.91m) Composite double glazed door to front elevation, ceiling light, central heating radiator, double power point, Amtico Spacia flooring, under stairs storage cupboard with consumer unit and storage space and Siemens thermostat.

Lounge

14' 3" x 14' 4" (4.34m x 4.37m) uPVC double glazed patio doors and window to rear elevation, window blinds, ceiling light pendants, radiators, two Velux windows, double power points, TV and phone point.

Breakfast Kitchen

13' x 8' 7" Narrowing to 7' 7" (3.96m x 2.62m) Modern contrasting gloss kitchen comprising of wall and base units with laminate role edged worktops, 1 1/2 bowls stainless steel sink with mixer tap and drainer, integrated fridge freezer, dishwasher and washing machine, single oven with grill, four ring gas hob with stainless steel splash back and extractor hood with removable filters over, up stands, housing for Logic condensing boiler, uPVC double glazed window to the front elevation, ceiling pendant light and light fitting with LED spot lights and Amtico Spacia flooring.

WC

7' 7" x 3' 3" (2.31m x 0.99m) uPVC double glazed window to the side elevation, ceiling light, extractor fan, low level W.C., pedestal wash hand basin with mixer taps and pop up plug, tiled to splash backs, central heating radiator and Amtico Spacia flooring.

First Floor

Landing

Ceiling pendant light, central heating radiator, double power point, access to the second and third bedrooms, family bathroom and stairs to second floor.

Second Bedroom

Two uPVC double glazed windows to the rear elevation, ceiling light, radiator and double power points.

Third Bedroom

8' 3" narrowing to 5' 3" x 14' 4" (2.51m x 4.37m) Two uPVC double glazed windows to the front elevation with blinds, ceiling light and double power points.

Family Bathroom

7' 1" x 7' 4" (2.16m x 2.24m) uPVC double glazed window to the side elevation, ceiling LED spot lights & extractor fan, modern white three piece suite comprising of a bath with thermostatic shower over on a riser rail with glass shower screen, low level W.C, pedestal wash hand basin with mixer tap and pop up plug, tiled to splash backs, central heating radiator and cushioned oak plank effect vinyl flooring.

Second Floor

Master Bedroom

16' 3" into bay window x 10' 8" (4.95m x 3.25m) uPVC double glazed window to the front elevation, ceiling light, central heating radiator, double power points, TV point, storage cupboard over the stairs and loft hatch with storage facility.

En-Suite

uPVC double glazed window to the rear elevation, ceiling light, shower cubicle with thermostatic shower on a riser rail and bi folding door, low level W.C, pedestal wash hand basin with mixer tap and pop up plug, tiled to splash backs and cushioned plank oak effect vinyl flooring.

External

Garden

To the rear of the property is a private lawned garden with patio enclosed by fencing. The garden is accessed via a side path and gate and enjoys a westerly aspect benefitting from the afternoon and evening sun.

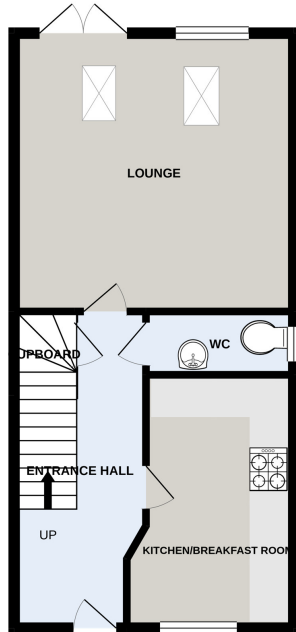
Parking

To the front of the property there is a hard standing providing space for two allocated parking spaces.

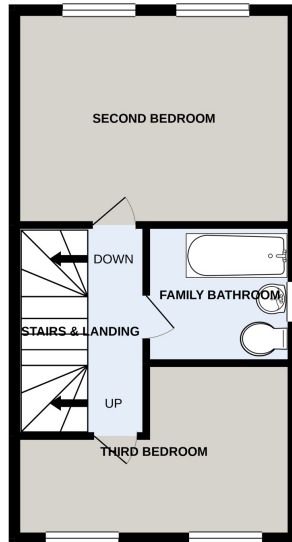


FLOORPLAN

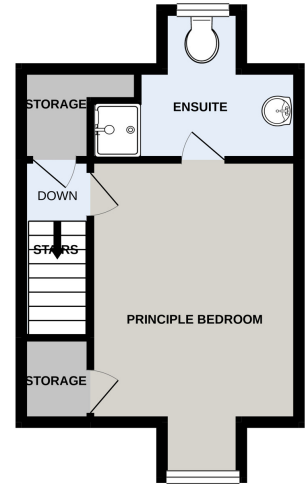
GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.



2ND FLOOR
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA: 1107 sq.ft. (102.8 sq.m.) approx.

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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