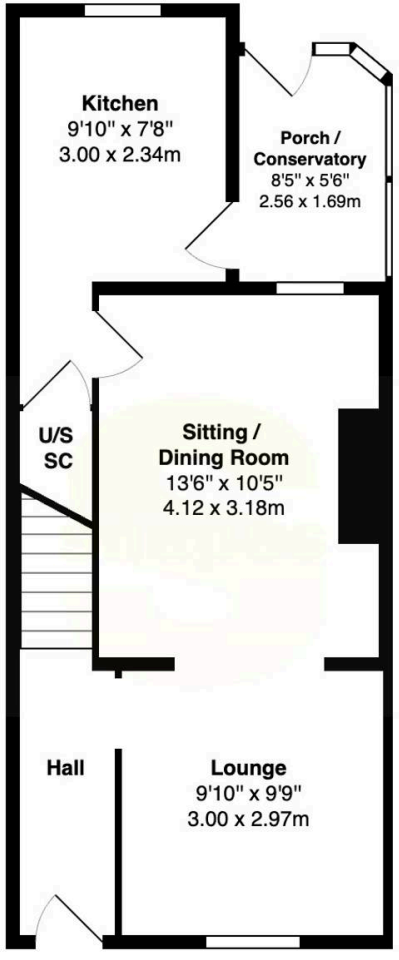


20 Wellington Road, Bollington - SK10 5JR

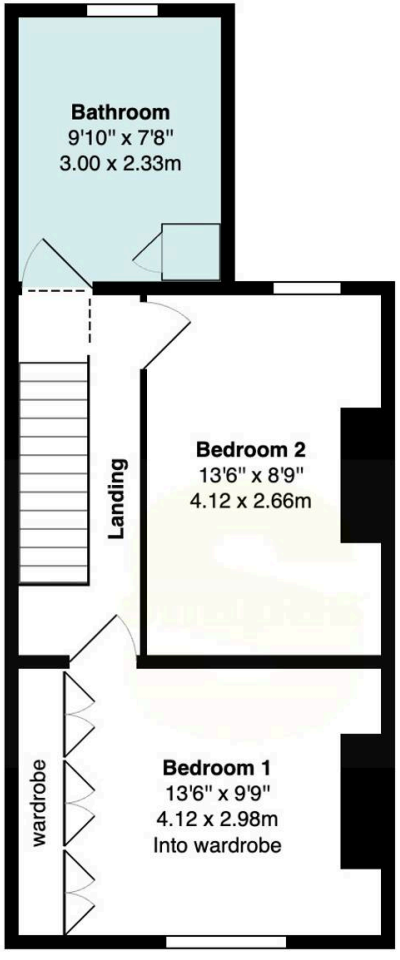
£269,950

snapes estate agents

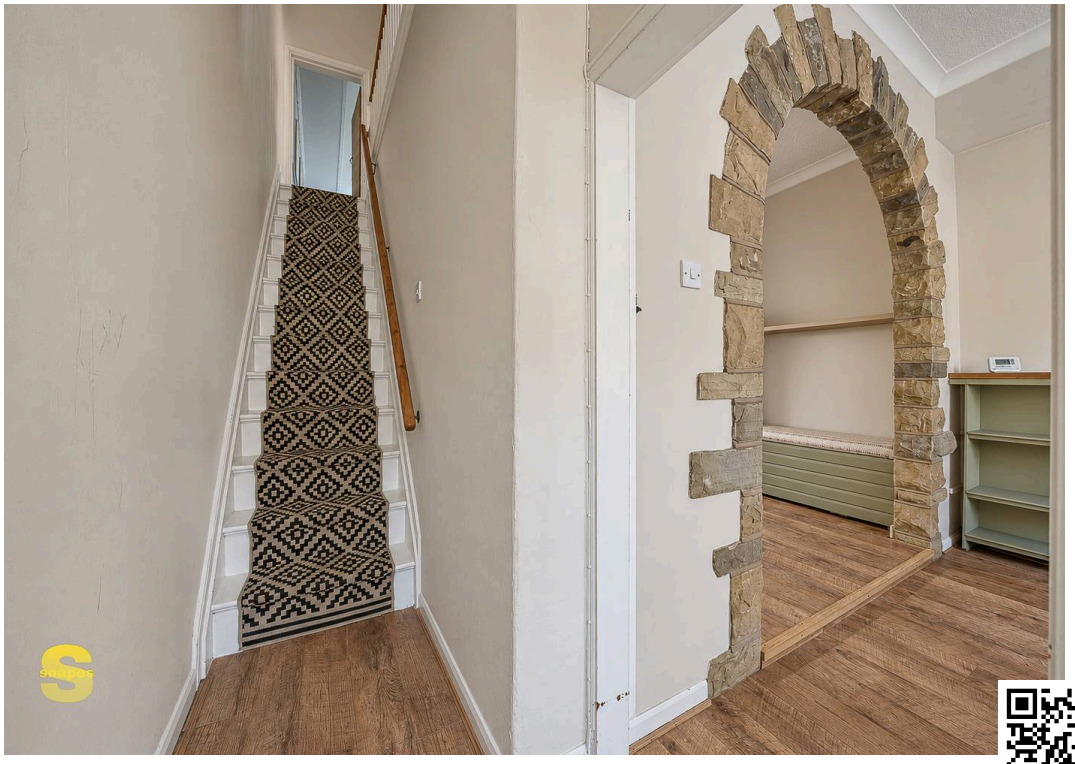
Ground Floor
Approximate Area: 453 ft² ... 42.1 m²



First Floor
Approximate Area: 401 ft² ... 37.3 m²



Approximate Total Area: 855 ft² ... 79.4 m²











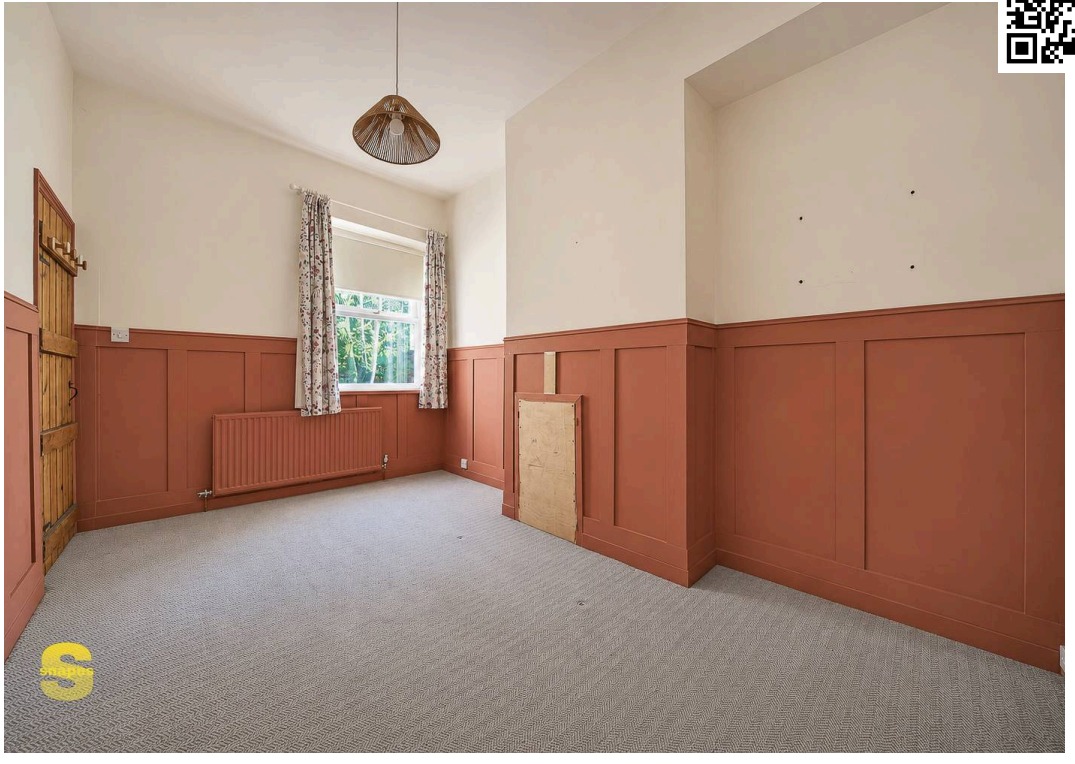









TOWELS





Description

Whilst reading this brief accommodation summary we strongly recommend you look through the photographs to get an idea of the style and design of both the internal and external elements of the home, and we urge you to study the floor plans to get an idea of the shape, layout and sizes of the rooms so you are well informed before viewing.

Wellington Road, Bollington, Macclesfield - Characterful Two-Bedroom Home with Two Reception Areas and Convenient Bollington Location

Situated in the popular village of Bollington, this well-proportioned two-bedroom home offers approximately **855 sq ft of accommodation**, with two reception areas, a separate kitchen, useful porch/conservatory and two generous bedrooms.

The layout provides a good balance of living and bedroom space, together with useful storage and access to the rear garden and yard.

An entrance hallway leads into the front lounge, which measures approximately **9'10" x 9'9"** and provides a comfortable reception space.

Beyond the lounge is the larger sitting and dining room, measuring approximately **13'6" x 10'5"**. This central reception area provides useful flexibility for dining, additional seating or everyday family use.

The separate kitchen is positioned to the rear and measures approximately **9'10" x 7'8"**, with access leading through to a useful **porch/conservatory measuring approximately 8'5" x 5'6"**.

There is also a useful under-stairs storage cupboard on the ground floor.

Upstairs, the landing leads to two well-proportioned bedrooms.

Bedroom One measures approximately **13'6" x 9'9" into the wardrobe** and benefits from fitted storage, while Bedroom Two is another generous room measuring approximately **13'6" x 8'9"**.

The bathroom is positioned to the rear and is a particularly good size at approximately **9'10" x 7'8"**, completing the first-floor accommodation.

Outside, a **side access gate leads to a side passage and onward to the rear garden/yard area**. Buyers should note that this side access is subject to a **shared right of access for the neighbouring property**.

Bollington is a highly regarded Cheshire village on the edge of the Peak District, known for its attractive stone-built character, scenic countryside and strong sense of community. The village offers a good range of independent shops, cafés, pubs and restaurants, together with everyday amenities, schools and excellent walking routes. Macclesfield town centre and railway station are also within easy reach.

With approximately **855 sq ft of accommodation, two generous bedrooms, two reception areas and a convenient village location**, 20 Wellington Road offers a practical and well-proportioned home in the heart of Bollington.

Bollington is a highly regarded Cheshire village on the edge of the Peak District, known for its attractive stone-built character, scenic countryside and strong sense of community. The village offers a good range of independent shops, cafés, pubs and restaurants, together with everyday amenities, well-regarded schools and excellent walking routes along the canal and surrounding hills. Macclesfield town centre and railway station are also within easy reach, providing convenient links towards Manchester and London.

IMPORTANT INFORMATION also know as MATERIAL INFORMATION

1. **Tenure:** Leasehold
2. **Lease End Date** 01-10-2877
3. **Other:** Shared Access Garden
4. The seller is a relation of a staff member who works at Snapes
5. **Material Information:** Please read below

DISCLAIMER

We use various photo & video editing services to enhance the photos and any videos of the property, including virtual staging (to show an empty property with furniture) and item removal services. This is done to assist house hunters in understanding the space, layout and potential style of the home without the owners' belongings, which would not remain at the property on completion. **Any digitally altered, virtually staged or edited images** are for illustrative purposes only and must not be relied upon as an accurate representation of the property's current condition, contents, fixtures, fittings or final appearance. **Where we have shown images of the plot using a drone**, any lines added by us or if we have shown the plot in colour with surrounding plots in black and white, must not be taken as an accurate plot plan - these images are provided to give an idea of the shape and size of the plot and must not be relied upon as the actual plot boundaries. **We advise you consult the Land Registry Plan / Title which can be provided by us on request free of charge.**

Appliances and services have not been tested, including (but not limited to) heating, water, electrical, plumbing, drainage, alarms, and any other mechanical or electrical installations. No warranty or representation is given as to their condition or working order. **Purchasers are advised to obtain independent professional verification and carry out their own inspections prior to exchange of contracts.**

All measurements, dimensions and floor areas are approximate and provided for guidance only. Where measurements are stated, they are likely to represent the maximum room dimensions unless otherwise specified. **Any reference to area has been calculated using floor plan software** and is for indicative purposes only. Buyers must not rely on any stated measurements or floor areas for valuation, mortgage, legal, or purchasing purposes, and should satisfy themselves as to accuracy by inspection and/or professional survey.

***Important / Material Information:** When viewing this property online, please locate and click the link, tab or call-to-action (CTA) labelled **"Material Information"** or **"Important Information"**, as it contains material information relevant to the property, its position and surroundings. This may include (but is not limited to) tenure, title information, local planning applications, schools, transport links and flood risk. Some websites may remove, rename, truncate or display this information incorrectly. If the link is not visible, unavailable, or you are viewing these particulars in printed form, you must contact our office to request access prior to viewing and/or making an offer. It is the responsibility of any buyer to ensure they have read and understood this information before proceeding.

Whilst every effort is made to ensure the accuracy of these particulars, they may be produced, reproduced or displayed by third-party websites and platforms over which we have no control. As a result, information, links, formatting or wording may be altered, omitted or displayed incorrectly. We cannot accept responsibility for any inaccuracies arising from third-party reproduction. Prospective purchasers are therefore advised to refer to the full property details provided directly by our office and to raise any queries prior to viewing or offering. We strongly advise any prospective buyer to consult with their solicitor and to obtain an independent survey or specialist reports before entering into any agreement to purchase, and prior to exchange of contracts.

EPC Rating: E



Snapes Estate Agents Bramhall

Snapes Estate Agents, Maple House Maple Road - SK7 2DH

0161 440 8700

bramhall@snapes.co.uk

www.snapes.co.uk