

michael
HART
& COMPANY

CHARTERED SURVEYORS LAND and ESTATE AGENTS AUCTIONEERS and VALUERS

36 Park Lane Poynton Cheshire SK12 1RE
telephone Poynton 01625 876331
fax Poynton 01625 858664
poynton@michael-hart.co.uk

2 Henshall Road Bollington Cheshire SK10 5HX
telephone Bollington 01625 575578
fax Bollington 01625 576713
bollington@michael-hart.co.uk

Michael G. Hart. FRICS.
Andrew M. Hart. BEng(Hons), DipSurv, MRICS.

www.michael-hart.co.uk

BOLLINGTON

CHESHIRE

WITH A QUAIN T COURTYARD GARDEN TO THE FRONT, A CHARMING
SEMI-DETACHED STONE COTTAGE TUCKED AWAY FROM THE ROAD IN A
CONVENIENT LOCATION.



1 STONEMILL COURT, BOLLINGTON, MACCLESFIELD, CHESHIRE, SK10 5HT.

Please take note of these points

No tests of any appliances or fittings held with the property offered for sale have been made. Purchasers should satisfy themselves as to the suitability or workability of these.

The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract. Neither Michael Hart & Co. nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact, and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

1 STONEMILL COURT, BOLLINGTON, MACCLESFIELD, CHESHIRE, SK10 5HT

The evidence both externally and internally of heavy beams and other architectural features point to this property being one of the oldest of its type in Bollington. Complete with climbing ivy and a pretty cottage garden, it provides a cosy home of individual character and charm. With exposed wooden ceiling beams and a lovely solid fuel burning stove a natural rustic feel is upheld throughout the property.

The cottage is located in a convenient position with shops for everyday needs close at hand. Bus services run from nearby and there are several primary schools within walking distance. Macclesfield is approximately 2½ miles away where there are a more comprehensive range of shops and a mainline rail station. Manchester Airport and the Northwest motorway network are within a radius of 11 miles. There is of course also the beautiful Cheshire hill countryside that surrounds the village to which scenic walks can be taken.

The accommodation has gas fired central heating and comprises in more detail:-

GROUND FLOOR:

ENTRANCE HALL

LIVING ROOM

14'0" x 13'2" (4.27m x 4.01m) Plus study area. Features exposed brick chimney breast with solid fuel burning stove, and exposed wooden ceiling beam. 3 wall light points and 2 ceiling lights. Television point, telephone point. Under stairs cupboard. Central heating radiator.

KITCHEN

8'6" x 7'4" (2.59m x 2.24m) Fitted with units to floor and wall incorporating stainless steel sink with single drainer. Stone tile floor. Stable style door. Central heating radiator.

BATHROOM

Spacious room with suite comprising panelled bath, pedestal washbasin, low level WC, and shower cubicle with electric shower. Cupboard with washing machine plumbing. Central heating radiator.

Stairs from the Entrance Hall lead to:-

FIRST FLOOR:

LANDING

Built in pine wardrobes/cupboards.

BEDROOM NO.1

13'8" x 9'6" (4.17m x 2.90m) maximum, reducing to 7'0" (2.13m)
Central heating radiator.

BEDROOM NO.2

13'6" x 7'1" (4.11m x 2.16m) maximum, reducing to 4'1" (1.24m)
Central heating radiator.

OUTSIDE: Enclosed garden area with patio, raised beds and water feature.

SERVICES: All mains services are connected.

TENURE: The property is Freehold and free from chief rent.

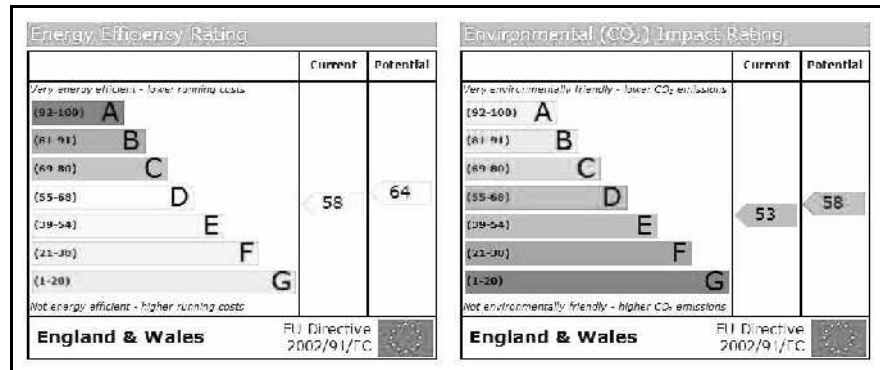
COUNCIL TAX: 'B'

PRICE: £139,950

VIEWING: By appointment with the AGENTS Michael Hart and Company.

DIRECTIONS: From our Bollington office travel along Wellington Road towards Pott Shrigley. After approximately 50 yards there is a wooden gate through an archway in a brick wall on the left hand side. Pass through here into Stonemill Court and the property is the first on the right.

ENERGY RATINGS:



PS AJBCAJ

Visit our website at www.michael-hart.co.uk

SURVEYS AND VALUATIONS

Should you require a Valuation, RICS Homebuyers Survey and Valuation, or a full Building Survey for a property that you are buying, please contact either Michael Hart (01625 876331) or Andrew Hart (01625 575578). We will be pleased to provide a quotation and offer advice on the different levels of valuation/survey available. (Please note that we are unable to provide this service for properties being offered for sale through our agency).

