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BOLLINGTON

CHESHIRE

AN INTRIGUING AND STYLISH STONE PROPERTY WITH VERY SPACIOUS ACCOMMODATION SET OUT ON TWO FLOORS INCLUDING TWO FANTASTIC BASEMENT ROOMS, CONVENIENTLY PLACED FOR ACCESS TO LOCAL AMENITIES AND THE SURROUNDING COUNTRYSIDE.



1 TURNER STREET, BOLLINGTON , MACCLESFIELD, SK10 5QH

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The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract.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 TURNER STREET, BOLLINGTON , MACCLESFIELD, SK10 5QH

This is an unusual and intriguing stone property occupying the ground floor and basement area on the corner of a traditional stone terrace. Believed to have once been part of a public house, the rooms are all of a good size offering space and versatility not often found with a property of such character. The most has been made of the accommodation to now provide a superb lounge, very smartly fitted kitchen and bathroom, 3 large bedrooms, plus a fourth bedroom/dining room. Of special note is the large master bedroom having a vaulted stone ceiling and exposed pine flooring. Internal inspection is definitely recommended to fully appreciate the extent and calibre of the property.

The property is located on the corner of Turner Street, and Church Street, opposite the grounds of St John's church (no longer used). This is a lovely side street village setting within the Bollington Conservation Area that is within easy reach of the amenities available in Bollington including shops for everyday needs and a number of pubs and restaurants. It is also very convenient for the beautiful countryside that surrounds the village.

The nearby town of Macclesfield, 3 miles away, provides an extensive range of shopping and entertainment facilities and the main line railway station provides direct connections to Manchester and London. The M6 and M60 Motorways and Manchester International Airport are all within a radius of 10 miles.

To the rear of the property there is a small enclosed courtyard area.

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

GROUND FLOOR:

BREAKFAST KITCHEN	13'1" x 9'11" reducing to 8'1" (4.25m x 3.04m reducing to 2.46m) Fitted with modern units to floor and wall incorporating stainless steel sink. Integral electric oven, four ring gas hob and dishwasher. Washing machine plumbing. Inset spot lighting. Central heating radiator.
DINING ROOM/BEDROOM NO.4	11'3" x 9'8" (3.43m x 2.96m) Television point. Cupboard along one wall with plenty of space. Cupboard housing wall mounted 'Worcester' gas fired combi boiler. Central heating radiator.
LOUNGE	16'2" x 13'8" (4.93m x 4.17m) 2 wall light points. Television point. 2 Central heating radiators.
BATHROOM/WC	With newly fitted white suite comprising panelled bath with shower over, pedestal washbasin and low level WC. Central heating radiator.
BEDROOM NO.3	12'8" x 9'7" (3.85m x 2.93m) Fitted wardrobes. Central heating radiator.
HALLWAY	Exposed stone walls.

Stairs from the Hallway lead down to:

LOWER GROUND FLOOR:

BEDROOM NO. 1

14'5" x 12'4" (4.41m x 3.76m) Telephone point. Television point. Vaulted stone ceiling. Stripped pine floorboards. Central heating radiator.

BEDROOM NO. 2

14'6" x 9'6" (4.44m x 2.91m) Television point. Fitted wardrobes. Stripped pine floorboards. Exposed stone wall. Central heating radiator.

OUTSIDE:

Courtyard to rear.

SERVICES:

All main services are connected.

TENURE:

We understand from the vendor that the property is Leasehold with approximately 740 years remaining with a ground rent of £8 per annum.

COUNCIL TAX BANDING:

'B'

PRICE:

£174,950

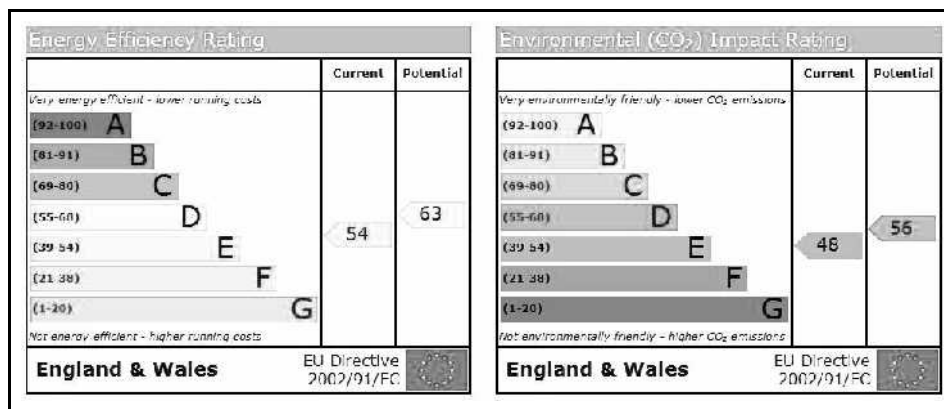
VIEWING:

By appointment with the AGENTS Michael Hart & Company.

DIRECTIONS:

From our Bollington office travel along Wellington Road towards Pott Shrigley. After passing under the aqueduct continue through the traffic lights along Palmerston Street. Turn right at the mini roundabout onto Church Street, and then second left into Turner Street. The property will be found on the right hand side

ENERGY RATINGS:



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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).

