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**HART**  
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BOLLINGTON

CHESHIRE

SET OUT OF THE WAY IN A LOVELY BACKWATER LOCATION, A VERY SMARTLY PRESENTED AND ATTRACTIVE MID TERRACED COTTAGE, CONVENIENTLY PLACED FOR ACCESS TO LOCAL AMENITIES.



11 OLDHAM STREET,  
BOLLINGTON ,  
MACCLESFIELD,  
SK10 5PJ

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The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract.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

## 11 OLDHAM STREET, BOLLINGTON, MACCLESFIELD, SK10 5PJ

This Victorian mid terrace cottage is of traditional design having stone elevations under a slate roof. This attractive cottage stands in a lovely backwater position towards the end of a no through side street within the Conservation Area. The ground floor accommodation is larger than average, of particular note is the bright and spacious dining kitchen. Fittings introduced complement the style of the property to present a comfortable easily managed home.

To the rear there is a very pleasant south facing private garden with lawn, and pebbled area.

The cottage is positioned on a small backwater side street. It has the convenience of shops, bus services, the recreation park, pubs, restaurants and other amenities all within easy walking distance. The Middlewood linear walkway and Macclesfield canal are close by. Strolls into the beautiful Cheshire hill countryside that surrounds the village can easily be taken. Macclesfield is within 3 miles where there are a further range of shops and a mainline rail station. The M60 and M56 motorways, and Manchester Airport are all within 11 mile radius.

There is gas fired central heating and in more detail the accommodation comprises:-

### GROUND FLOOR:

LOUNGE	12'6" x 12'5" (3.79m x 3.77m) Open fire with slate hearth and stone fire surround. Connector for gas fire. Store cupboard and gas meter. Wooden flooring. Television aerial point. Telephone point. Central heating radiator.
DINING KITCHEN	11'11" x 10'1" (3.63m x 3.05m) Fitted with pine units to floor and wall incorporating 1 bowl stainless steel sink with single drainer. Electric oven and hob. Space for Fridge/freezer. Tiled floor. Stable style back door. Central heating radiator.

Stairs from the lounge to:-

### FIRST FLOOR:

LANDING	Loft access.
BEDROOM NO.1	11'11" x 9'7" (3.63m x 2.91m) Deep fitted wardrobes. Airing cupboard. Central heating radiator.
BEDROOM NO.2	10'1" x 6'3" (3.06m x 1.91m) Central heating radiator.
BATHROOM/WC	With white suite comprising: panelled bath with shower mixer, pedestal washbasin and low level WC. Central heating radiator.

OUTSIDE: Pleasant garden to the rear. Stone outhouse with washing machine plumbing.

SERVICES: All main services are connected.

COUNCIL TAX BANDING: Band 'B'

TENURE: We understand from the vendor that the property is Freehold.

PRICE: £139,950

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

DIRECTIONS: From our Bollington office travel along Wellington Road towards Pott Shrigley. This runs into Palmerston Street. Continue through the traffic lights and take the first right into High Street. Oldham Street is now first on the left and number 11 can be found on the right hand side.

ENERGY RATINGS:

**[Visit our website at www.michael-hart.co.uk](http://www.michael-hart.co.uk)**

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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).

