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BOLLINGTON

CHESHIRE

A SUPERBLY UPGRADED AND ENHANCED THREE BEDROOMED HOME
LOCATED WITHIN A SMALL POPULAR DEVELOPMENT CLOSE TO FIELDS
AND HILLS AND WITHIN EASY REACH OF VILLAGE AMENITIES.



14 CUMBERLAND DRIVE, BOLLINGTON, MACCLESFIELD, SK10 5BR.

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The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract.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

14 CUMBERLAND DRIVE, BOLLINGTON, MACCLESFIELD, SK10 5BR.

The presentation and fittings in this lovely home have been significantly enhanced by the present owner to provide an excellent contemporary family base. In addition to the original accommodation a superb conservatory has been added to the side overlooking the garden, and featuring a solid fuel burning stove to ensure the potential for all year round use. The impressive dining kitchen includes ample working space and storage, whilst the luxurious bathroom has an attractive modern white suite and complementary tiling. All rooms are presented in an attractive manner making it a home ready to move straight into.

The house sits within a delightful corner position having a secluded garden with a smart patio area, lawn, borders and store shed. There is a small garden to the front, and off road car parking spaces.

Cumberland Drive is a quiet cul-de-sac around which modern houses of a similar design to this one are arranged. Within walking distance lie the hills and fields that surround Bollington, plus the many amenities that the village has to offer, including shops, primary schools and bus stops with services into Macclesfield and Stockport. Manchester Airport and access to the Northwest motorway network are within a radius of 11 miles.

The accommodation has full gas fired central heating, uPVC double glazing and in more detail comprises:-

GROUND FLOOR:

ENTRANCE HALL	Cloaks cupboard, understairs cupboard. Telephone point. Central heating radiator.
LOUNGE	13'9" x 10'11" (4.18m x 3.32m) Bow window. Gas fire with attractive stone surround. 2 Wall light points. Television point. Telephone point. Cornicing. Central heating radiator.
DINING KITCHEN	18'0" x 9'7" (5.48m x 2.91m) Fully fitted with walnut units to floor and wall incorporating inset stainless steel sink and drainer, 5 ring gas hob with extractor hood, electric oven. Dishwasher and washing machine plumbing. Tiled floor. Central heating radiator.
CONSERVATORY	12'8" x 10'4" (3.86m x 3.15m) Solid fuel burning stove. double doors to garden.

Stairs from the Entrance Hall lead to:-

FIRST FLOOR:

LANDING	Linen cupboard.
BEDROOM NO.1	12'6" x 11'10" (3.80m x 3.61m) maximum. Central heating radiator
BEDROOM NO.2	11'0" x 8'10" (3.36m x 2.69m) Central heating radiator.
BEDROOM NO.3	9'0" x 6'9" (2.73m x 2.05m) Central heating radiator.

BATHROOM Fully tiled walls and floor with modern white suite comprising P-shaped panelled bath with thermostatic shower, washbasin, and low level WC. Central heating radiator.

OUTSIDE: Small lawned garden to front, superb garden to the side with patio, shed, lawn and borders. Off road parking area.

SERVICES: All mains services are connected.

COUNCIL TAX BAND: 'C'

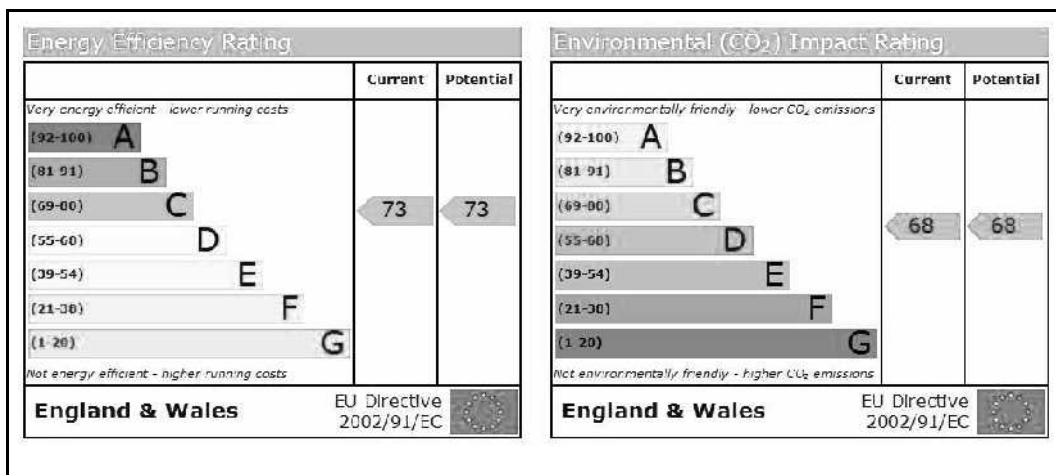
TENURE: We understand that the property is 999 year leasehold with a ground rent of £30.00 per annum.

PRICE: £197,500

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

DIRECTIONS: From our Bollington office travel up Grimshaw Lane towards Kerridge. Upon reaching the top turn left into Chancery Lane and continue along. This runs into Lord Street and on dropping down the hill Cumberland Drive is the first on the left hand side.

ENERGY RATINGS:



Visit our website at 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).

