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BOLLINGTON

CHESHIRE

SITUATED IN A QUIET CUL-DE-SAC WITHIN THE POPULAR VILLAGE OF BOLLINGTON; AN EXTENDED THREE BEDROOMED SEMI-DETACHED HOUSE OFFERING SUPERB FAMILY ACCOMMODATION, OFF ROAD PARKING AND GARDENS TO THE FRONT AND REAR.



14 ELMSWAY, BOLLINGTON, MACCLESFIELD, SK10 5NP

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The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract.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

This extended and spacious three bedroomed semi detached house is set within a safe and popular residential area. Internally the presentation is smart and decorated tastefully with neutral colours. The living accommodation features a large open plan living room ideal for entertainment, or for family life. Of particular note is the substantial modern kitchen diner with tiled floor and ample space for a large dining table. The first floor level includes three bedrooms which have benefited in size due to the thoughtful extension work carried out on the property.

The house stands with a neat garden and driveway to the front, providing parking for at least two cars. To the rear is a well proportioned South Westerly facing lawn area.

The house is located at the end of Elmsway which is a quiet and pleasant cul-de-sac. It is close to the Bollington border with Kerridge, making it easy to take walks out into the nearby beautiful countryside that surrounds the village. Amenities available within the village are also not far away including primary schools, shops for everyday needs, plus a number of pubs and restaurants. There is a bus stop at the end of the lane with services into Macclesfield, approximately 3 miles away, where there is a more comprehensive range of shops and a mainline rail station. The M60 and M56 motorways, and Manchester Airport are all within an 11 mile radius.

The house is warmed by gas fired central heating and has uPVC double glazing throughout the accommodation which comprises in more detail:-

### GROUND FLOOR:

ENTRANCE HALL	Under stairs store cupboard. Central heating radiator.
BATHROOM/WC	Comprising panelled bath with electric shower, pedestal washbasin and low level WC. Central heating radiator.
LIVING ROOM	20'11" x 13'2" reducing to 11'8" (6.37m x 4.00m to 3.56m) Gas fire in natural stone surround. Stone plinth. Television point. 2 central heating radiators. French doors open to the rear garden.
KITCHEN DINER	18'3" x 12'2" (5.56m x 3.70m) Fully fitted with attractive beech units to floor and wall incorporating stainless steel sink with single drainer. Marble effect worktop. Gas cooker point and extractor hood. Washing machine plumbing. Stone tiled floor. Downlighters x 9. Wall mounted gas fired combi boiler. Central heating radiator x 2. Side entrance door.

Stairs from the Entrance Hall lead to:-

### FIRST FLOOR

LANDING	Two deep store cupboards.
BEDROOM NO.1	13'10" x 9'0" (4.21m x 2.75m) Central heating radiator.
BEDROOM NO.2	12'6" x 11'1" (3.80m x 3.36m) Central heating radiator.
BEDROOM NO.3	10'2" X 6'9" (3.05m x 2.49m) Central heating radiator.

OUTSIDE: Driveway and lawn to front. Pleasant rear garden with lawn and borders.

SERVICES: All mains services are connected.

TENURE: We understand from the vendor that the property is Freehold and free from Chief Rent.

COUNCIL TAX BANDING: 'C'

PRICE: £185,000

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

DIRECTIONS: From our Bollington Office travel up Grimshaw Lane towards Kerridge. After passing under the aqueduct turn first left into Cederway and then second right into Thornway. Elmsway is now the first turning on the left.

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).

