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BOLLINGTON

CHESHIRE

A WELL PRESENTED MATURE THREE BEDROOMED SEMI DETACHED HOUSE  
POSITIONED IN A DELIGHTFUL LOCATION ON THE EDGE OF THE VILLAGE  
CLOSE TO FIELDS AND HILLS, AND WITHIN EASY REACH OF VILLAGE  
AMENITIES.



14 INGERSLEY ROAD, BOLLINGTON, MACCLESFIELD, SK10 5RF

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The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract.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

This mature semi detached house occupies a delightful position on the edge of the village and provides attractive family accommodation. Internally the presentation is smart with neutral colours and wood laminate flooring, plus modern kitchen and bathroom fittings. The kitchen is open to the dining area making it ideal for entertaining, or for family life. There is also a useful utility room at ground floor level and a cloakroom/WC. Upstairs the bedrooms are well proportioned and the bathroom is appointed with a modern white suite.

The house stands elevated and well set back from the road with gardens to the front and rear, with the rear of the property overlooking fields and Sowcar Brook. There is a stone flagged driveway to the front providing ample parking space, and the rear garden provides a lovely setting for sitting out and offers good scope for a gardener.

Ingersley Road is a popular side lane of Bollington running out towards Rainow and the Peak National Park. In addition to this close proximity to farmland, the amenities of Bollington are also within easy reach including shops for everyday needs, primary schools, recreation parks and a number of good pubs and restaurants. There are bus stops at the end of the road with services into Macclesfield and Stockport. Macclesfield is approximately 3½ 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.

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

### GROUND FLOOR:

ENTRANCE HALL	Built in cloaks cupboard. Central heating radiator.
LOUNGE	13'3" x 12'0" (4.03m x 3.66m) into bay. Open flue fireplace with cast iron surround. Television aerial point. Central heating radiator.
DINING AREA	12'8" X 7'11" (3.86m x 2.42m) Tiled floor. Central heating radiator. Open to:
KITCHEN	11'8" x 11'2" (3.55m x 3.40m) Fitted with pine units to floor and wall with wooden work tops incorporating twin vitreous enamel sinks. Integral electric oven, gas hob, fridge and freezer. Antique cast iron range fireplace feature. Breakfast bar. Tiled floor.
UTILITY AREA	Washing machine plumbing. Stable style door to rear garden.
CLOAKROOM/WC	Low level WC and hand washbasin.

Stairs from the entrance hall lead to:-

### FIRST FLOOR:

#### LANDING

BEDROOM NO.1	12'0" x 11'3" (3.66m x 3.43m) Central heating radiator.
BEDROOM NO.2	12'2" x 9'5" (3.71m x 2.86m) Central heating radiator.
BEDROOM NO.3	7'5" x 7'0" (2.26m x 2.14m) Central heating radiator.

**BATHROOM/WC** White suite comprising panelled bath with mixer shower, pedestal washbasin and low level WC. Tiled floor. Centrally heated towel warmer.

**OUTSIDE:** Gardens to front and rear as previously mentioned.

**SERVICES:** All mains services are connected and a telephone is installed.

**COUNCIL TAX:** Band 'D'

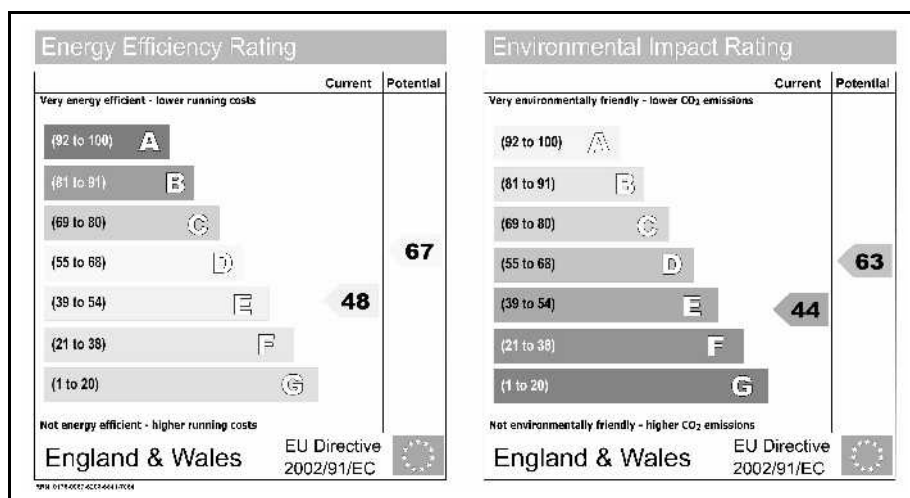
**TENURE:** We understand that the property is Freehold and free from Chief Rent.

**PRICE:** £224,950

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

**DIRECTIONS:** From our Bollington office travel along Wellington Road towards Pott Shrigley. Continue onto Palmerston Street passing through the village until reaching the mini roundabout. After passing over this turn immediately right onto Ingersley Road. The property can now be found after a while on the left 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).

