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BOLLINGTON

CHESHIRE

A SMART MODERN HOME OCCUPYING A DELIGHTFUL POSITION WITHIN
EASY REACH OF THE VILLAGE AMENITIES.



16 WILLOWBANK DRIVE, BOLLINGTON, MACCLESFIELD, SK10 5DG.

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The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract.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

16 WILLOWBANK DRIVE, BOLLINGTON, MACCLESFIELD, SK10 5DG.

This is a smartly presented modern home appointed to a high standard. It occupies a delightful position having Sowcar Brook and the old mill pond close by. At the end of a small cul de sac it is within a very popular little residential development of similar styled properties. The location is very convenient for walking to many of the shops, pubs and restaurants in the village, and also for accessing many of the footpaths into the beautiful countryside that surrounds.

Within walking distance there are also bus stops with services into Macclesfield and Stockport where there are further shopping facilities and mainline rail stations. Manchester airport and the Northwest motorway network are within a radius of 11 miles.

The house has accommodation set out on two floors including three well proportioned bedrooms, an en suite shower room and a good sized bathroom to the first floor plus. The ground floor has a smartly fitted kitchen plus living room with French doors opening to the rear garden.

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

GROUND FLOOR:

ENTRANCE HALL	Understairs cupboard. Central heating radiator.
LIVING ROOM	14'3" x 12'3" (4.34m x 3.73m) Double glazed patio doors. Central heating radiator.
KITCHEN	8'3" x 6'10" (2.51m x 2.08m) Fully fitted with modern units to floor and wall incorporating electric oven and gas hob with extractor hood. Integral fridge/freezer. Washing machine plumbing. Central heating radiator.

Stairs from the living room lead to:-

FIRST FLOOR:

LANDING	Central heating radiator.
BEDROOM No.1	12'0" x 8'9" (3.66m x 2.67m) Two built in wardrobes. Central heating radiator.
EN SUITE SHOWER ROOM	Shower cubicle with thermostatic shower, hand washbasin and low level WC. Electric shaver socket. Central heating radiator.
BEDROOM No.2	12'7" x 8'0" (3.84m x 2.44m) Central heating radiator.
BEDROOM No.3	12'2" x 6'10" (3.71m x 2.08m) Central heating radiator.

BATHROOM

Panelled bath, pedestal washbasin and low level WC. Airing cupboard with hot water cylinder. Central heating radiator.

OUTSIDE:

INTEGRAL GARAGE 16'10" x 8'2" (5.13m x 2.49m) Up and over door to front. Door to rear garden.

Enclosed lawned garden to rear with patio.

SERVICES:

All mains services are connected.

TENURE:

TBC

PRICE:

£179,500

COUNCIL TAX BAND:

'D'

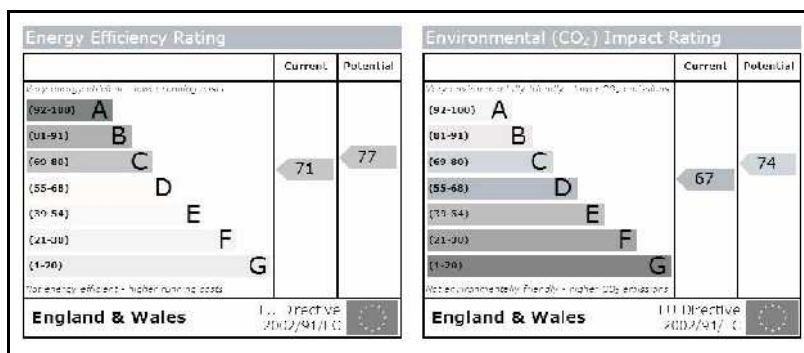
VIEWING:

By appointment with the agents Michael Hart and Company.

DIRECTIONS:

From our Bollington office travel along Wellington Road towards Pott Shrigley. After passing over the mini roundabout branch right onto Ingersley Road and then turn first left into Willowbank Drive.

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).

