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BOLLINGTON

CHESHIRE

A RECENTLY REFURBISHED AND IMMACULATELY PRESENTED THREE  
BEDROOMED END OF TERRACED HOUSE ON A QUIET ROAD CONVENIENT  
FOR LOCAL AMENITIES.



18 LOWTHER STREET, BOLLINGTON, MACCLESFIELD, CHESHIRE, SK10 5QQ

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The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract.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

## 18 LOWTHER STREET, BOLLINGTON, MACCLESFIELD, CHESHIRE SK10 5QQ

Having undergone recent refurbishment, this three bed roomed house is now presented in an immaculate manner to an attractive fashion, providing a lovely home. With three well proportioned bedrooms there is ample space. The living accommodation features a bright through living room in addition to the fitted kitchen with recently fitted contemporary units and appliances. There is also a useful spacious utility room with a washing machine and a tumble dryer.

The house stands in neat gardens that are stocked with a variety of shrubs and plants. To the rear there is a private garden with patio, lawn and borders. From the front of the house lovely views towards Kerridge Hill and the local landmark 'White Nancy' can be enjoyed.

Lowther Street is conveniently positioned to allow easy access to the shops and amenities in Bollington, the majority of which are within a short walking distance. The nearby town of Macclesfield, 3 miles away, provides an extensive range of shopping and entertainment facilities. The main line railway station there provides direct connections to Manchester and London. The M56 and M60 Motorways and Manchester International Airport are all within a radius of 10 miles.

There is gas fired central heating and uPVC double glazing to the accommodation. In more detail this comprises:-

### GROUND FLOOR:

ENTRANCE HALL	Central heating radiator.
STUDY	7'3" x 5'6" (2.21m x 1.68m) Central heating radiator.
LOUNGE	13'3" x 10'11" (4.03m x 3.33m) Central heating radiator.
DINING AREA	8'7" x 8'5" (2.63m x 2.56m) Central heating radiator.
KITCHEN	11'5" x 8'5" (3.74m x 2.56m) Fitted high gloss white units to floor and wall incorporating 1½ bowl stainless steel sink, gas hob and electric oven. Integral fridge and freezer. Extractor fan. Central heating radiator.
UTILITY ROOM	9'1" x 4'8" (2.78m x 1.43m) Valiant Combi boiler. Washing machine plumbing and tumble dryer space under worktop. Tiled floor.

Stairs from the Entrance Hall lead to:-

### FIRST FLOOR:

#### LANDING

BEDROOM NO.1	11'4 x 10'10" to 13'3 in alcove (3.46m x 3.31m to 4.04m in alcove) Central heating radiator.
BEDROOM NO.2	12'11" x 8'7" (3.94m x 2.61m) plus built in Wardrobe. Central heating radiator.
BEDROOM NO.3	10'3" x 7'3" (3.11m x 2.21m) Central heating radiator.

**BATHROOM/WC**

White suite comprising panelled bath, separate shower enclosure with thermostatic shower, pedestal wash basin and low level WC. Central heating radiator.

**OUTSIDE:**

Front garden with lawn and borders. Enclosed private garden to the rear.

**SERVICES:**

All mains services are connected.

**TENURE:**

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

**COUNCIL TAX BANDING:**

'C'

**PRICE:**

£164,950

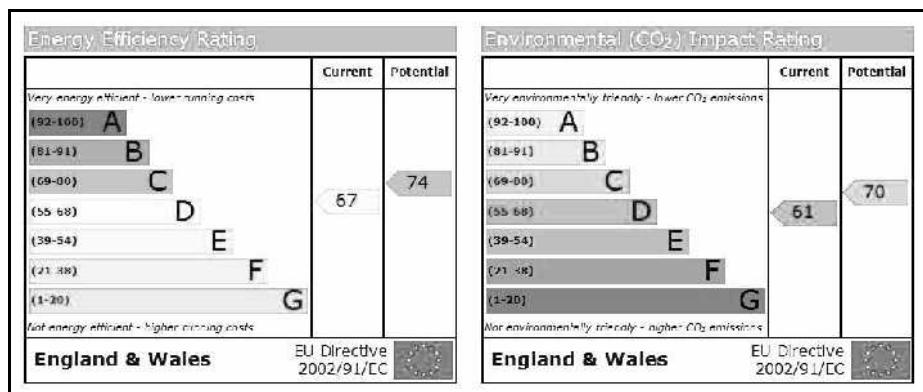
**VIEWING:**

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 under the aqueduct. Continue on to the mini roundabout and turn right onto Church Street. Turn third left onto Lowther Street where the property will be found on the left hand side.

**ENERGY RATINGS:**



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

PS ADAHBA

**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).

