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BOLLINGTON

CESHIRE

A SMART MODERN THREE BEDROOMED HOUSE WITH A SOUTH WESTERLY FACING REAR GARDEN AND OFF ROAD PARKING, SITUATED IN A PLEASANT CUL-DE-SAC LOCATION.



21 COOPE ROAD, BOLLINGTON, MACCLESFIELD, SK10 5AE.

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The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract.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

21 COOPE ROAD, BOLLINGTON, MACCLESFIELD, SK10 5AE.

Constructed less than twenty years ago, this particularly well presented house stands at the end of a row of three, set within a popular residential area. The property is well proportioned and bears well thought out and tasteful accommodation conducive to modern living and ease of management. The property stands with gardens to the front and rear, plus there is the benefit of off road parking on the driveway.

Coope Road is conveniently located for many of the amenities that the village of Bollington has to offer including the leisure centre, great primary schools, and shops that cater for everyday needs. There is a bus stop at the end of the road 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. Walks into the beautiful countryside that surrounds Bollington can easily be taken.

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

GROUND FLOOR:

ENTRANCE HALL	Cloaks cupboard. Central heating radiator.
LIVING ROOM	12'4" x 12'1" (3.75m x 3.66m) Plus dining area 8'0" x 7'2" (2.43 x 2.18m) Television aerial point. Telephone point. uPVC double glazed sliding patio doors. Understairs cupboard. 2 central heating radiators.
KITCHEN	10'5" x 7'3" (3.17m x 2.22m) Fully fitted with modern units to floor and wall incorporating stainless steel sink with single drainer, electric cooker point. Gas fired central heating boiler. Washing machine plumbing. Central heating radiator.

Stairs from the living room lead to:-

FIRST FLOOR:

LANDING	Airing cupboard with hot water cylinder. Access to loft.
BEDROOM NO.1	9'1" x 9'0" (2.76m x 2.75m) Television aerial point. Central heating radiator.
BEDROOM NO.2	12'5" x 7'2" (3.77m x 2.18m) overall. Deep over stairs cupboard. Central heating radiator.
BEDROOM NO.3	9'0" x 6'3" (2.75m x 1.91m) Telephone point. Central heating radiator.

BATHROOM With modern suite comprising panelled bath with electric shower, pedestal washbasin and low level WC. Central heating radiator.

OUTSIDE: Lawned garden to front with driveway to side. Rear garden with patio and raised lawn. Garden store shed.

SERVICES: All mains services are connected.

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

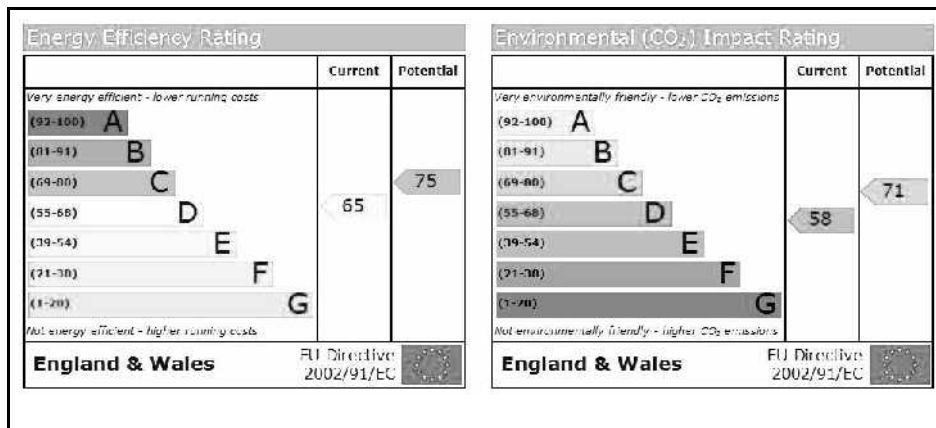
COUNCIL TAX BAND: 'C'

PRICE: £162,500

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

DIRECTIONS: From our Bollington office travel up Henshall Road towards Macclesfield. Turn fourth left into Ovenhouse Lane. Continue to the end and turn right onto Heath Road and right again into Coope Road. The property will now be found on the left hand side.

ENERGY RATINGS:



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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).

