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BOLLINGTON

CHESHIRE

A CHARMING STONE COTTAGE IMPECCABLY PRESENTED WITH
ATTRACTIVE FITTINGS LOCATED IN AN ELEVATED POSITION CONVENIENT
FOR LOCAL AMENITIES.



21 PALMERSTON STREET,
BOLLINGTON,
MACCLESFIELD,
CHESHIRE,
SK10 5PX

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The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract.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

This is a charming two bedroomed stone terraced cottage that is impeccably presented by its present owner, providing smart accommodation with attractive fittings. The ground floor features a spacious dining kitchen, with the dining area mezzanine to the lounge. There are two well proportioned bedrooms at first floor level together with a recently refitted bathroom having a contemporary white suite including a shower over the shaped bath.

The cottage is elevated slightly from the road and enjoys a pleasant aspect from the main bedroom towards the local landmark 'White Nancy'. It is conveniently located for many of the amenities available in the village including shops for everyday needs, recreation parks and a selection of pubs and restaurants. Bus services run from nearby with services into Stockport and Macclesfield where there is a mainline rail station and a more comprehensive range of shops. Manchester airport and the Northwest motorway network are approximately eleven miles away. Walks into the beautiful countryside that surrounds the village can easily be taken from the doorstep.

There is a good sized stone flagged courtyard behind the cottage which is shared with the neighbouring properties each side.

There is full gas fired central heating to the accommodation which in more detail comprises:-

GROUND FLOOR:

LOUNGE	12'10" x 10'6" (3.90m x 3.20m) Hardwood front door. Natural stone fireplace with gas fire and stone hearth. Beamed ceiling. Exposed stonework. Television point. Central heating radiator.
DINING KITCHEN	12'8" x 10'6" (3.87m x 3.20m) Fitted kitchen with units to floor and wall incorporating stainless steel sink. Washing machine plumbing. Gas and electric cooker points. Central heating radiator.

An open tread wooden staircase from the lounge leads to:-

FIRST FLOOR:

LANDING

BEDROOM NO.1	11'11" x 9'7" (3.64m x 2.93m) Walk-in wardrobe/cupboard with shelving. Telephone point. Central heating radiator.
BEDROOM NO.2	9'5" x 6'7" (2.87m x 2.00m) Central heating radiator.
BATHROOM	With modern white suite comprising panelled bath with thermostatic shower, pedestal washbasin and low level WC. Centrally heated chrome towel warmer.

OUTSIDE: Shared courtyard to the rear with store shed.

SERVICES: All main services are connected and a telephone is available.

COUNCIL TAX BANDING: 'B'

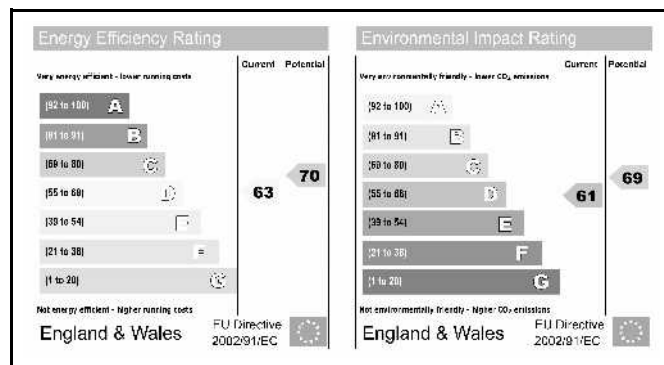
TENURE: We understand from the owner that the property is leasehold for the residue of a 999 year term with a nominal ground rent.

PRICE: £114,950 No Vendor Chain

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

DIRECTIONS: From our Bollington office travel along Wellington Road towards Pott Shrigley, this runs into Palmerston Street. Carry on under the aqueduct and up the hill and number 21 can be found on the left hand side.

ENERGY RATINGS:



Visit our website at www.michael-hart.co.uk

SURVEYS AND VALUATIONS

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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).

