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BOLLINGTON

CHESHIRE

OFFERING SUPERB FAMILY ACCOMMODATION PRESENTED IN AN ATTRACTIVE AND CONTEMPORARY FASHION; A NEWLY REFURBISHED THREE BEDROOMED HOME WITH DELIGHTFUL GARDENS AND OFF ROAD PARKING.



25 WINDSOR CLOSE,  
BOLLINGTON,  
MACCLESFIELD,  
SK10 5ET.

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The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract.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

## 25 WINDSOR CLOSE, BOLLINGTON, MACCLESFIELD, SK10 5ET.

Having undergone recent refurbishment, this three bed roomed house is now presented in an immaculate manner to an attractive fashion, providing a lovely modern home. The living accommodation features a bright and spacious through living room in addition to the fitted kitchen with recently fitted contemporary units and appliances. There is also a useful spacious utility room and WC to the ground floor accommodation.

There is a front lawn area with borders and shrubs. Of particular note is the eye-pleasing rear garden where there is a large garden with well stocked borders, two vegetable plots, patio, lawn, and wooden decking areas. From the front of the house lovely views towards Kerridge Ridge and the local landmark 'White Nancy' can be enjoyed. The property also benefits from providing off road parking for at least two vehicles.

Windsor Close 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:

PORCH	Stone floor. uPVC door.
ENTRANCE HALL	Laminate floor. Understairs storage with electric consumer unit. Central heating radiator.
LOUNGE	14'3" x 10'6" (4.34m x 3.20m) Gas fire. Cast iron fireplace with wooden surround. Georgian door. Central heating radiator.
DINING AREA	9'5" x 8'6" (2.86m x 2.58m) uPVC patio doors. Central heating radiator.
KITCHEN	12'7" x 8'5" (3.83m x 2.56m) Fitted high gloss white units to floor and wall incorporating stainless steel sink with drainer, electric oven with gas hob and extractor hood. Integral dishwasher. Washing machine plumbing. Laminate floor. Central heating towel style radiator.
UTILITY ROOM	7'10" x 5'4" (2.38m x 1.62m) Tiled floor. Central heating radiator.
SIDE PORCH	Low level WC. Quarry tile floor. Combi boiler.

Stairs from the Entrance Hall lead to:-

### FIRST FLOOR:

LANDING	Access to useful boarded loft area.
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**BEDROOM NO.1** 13'0 x 10'1" (3.97m x 3.07m) Fitted wardrobes and drawers. Central heating radiator.

**BEDROOM NO.2** 15'4" x 8'10" max (4.67m x 2.69m max) Central heating radiator.

**BEDROOM NO.3** 10'3" x 5'5" (3.13m x 1.65m) Built in wardrobe. Central heating radiator.

**BATHROOM/WC** Suite comprising panelled bath, electric shower, pedestal wash basin and low level WC. Chrome central heating towel rail.

**OUTSIDE:** Front garden with lawn and borders. Driveway with parking for two vehicles. Large enclosed well stocked garden to the rear with wooden decking area, patio area, large lawn area. and herbaceous borders. Two garden stores. Greenhouse. Coal and bin stores.

**SERVICES:** All mains services are connected.

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

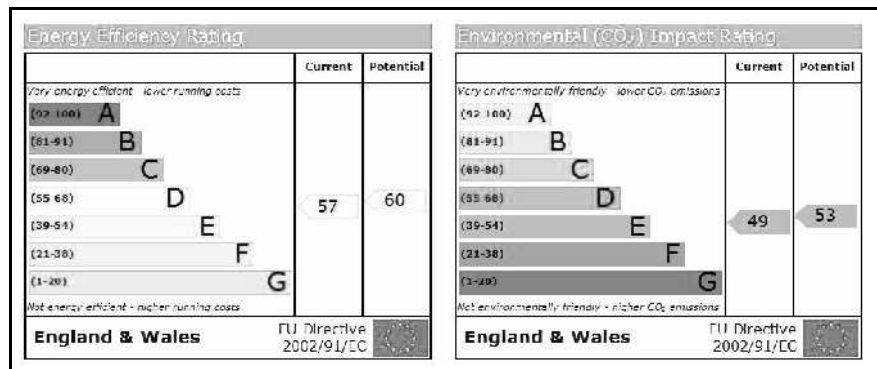
**COUNCIL TAX BANDING:** 'B'

**PRICE:** £154,950 VACANT POSSESSION

**VIEWING:** PART EXCHANGE CONSIDERED

By appointment with the AGENTS Michael Hart & Company.

**ENERGY RATINGS:**



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**SURVEYS AND VALUATIONS**

PS BHAHBA

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).

