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BOLLINGTON

CHESHIRE

A WELL APPOINTED FAMILY DETACHED HOME ENJOYING A VERY PLEASANT  
SIDE ROAD LOCATION ADJACENT TO PICTURESQUE COUNTRYSIDE.



26 SOUTH WEST AVENUE, BOLLINGTON, MACCLESFIELD, SK10 5DS.

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The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract.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

## 26 SOUTH WEST AVENUE, BOLLINGTON, MACCLESFIELD, SK10 5DS.

This detached home occupies a delightful position on South West Avenue, with the rear garden backing onto farmland, and with superb views from the rear to Kerridge ridge and across Bollington.

Designed with well proportioned rooms set out in a convenient manner, this is a splendid family home that has been maintained and recently redecorated throughout to a good standard. The accommodation has plenty of natural light and is presented in a clean and smart manner. A feature of the ground floor is the through living room with separate lounge and dining areas, enjoying a lovely aspect to the rear garden through the conservatory. There is also scope and flexibility to tailor the accommodation to one's personal needs and wishes. To the first floor all bedrooms are of ample dimension.

The house stands with lovely gardens to the front and rear encompassing trees, shrubs, herbaceous borders, patios, paths and lawns. There is a driveway to the front leading to the large integral garage.

South West Avenue is a highly regarded side road of a quiet residential nature and it lies adjacent to lovely open countryside. The property is also well placed for easy access to local amenities. There is a choice of primary schools within walking distance, and local shops for everyday needs are also within easy reach. The leisure centre and playing fields are close by. A selection of good pubs and restaurants are also available in Bollington. Macclesfield is within 3 miles where there are a further range of shops and a mainline rail station. The M60 and M56 motorways, and Manchester Airport are all within an 11 mile radius.

The accommodation has gas fired central heating, uPVC double glazing and comprises:

### GROUND FLOOR:

#### ENCLOSED PORCH

#### ENTRANCE HALL

Central heating radiator.

#### LOUNGE

14'10" (4.53m) x 14'0" (4.26m) Flue for fireplace. TV Aerial. Central heating radiator.

#### DINING ROOM

10'11" (3.32m) x 9'11" (3.02m) uPVC sliding door to conservatory. Central heating radiator. Door to:

#### KITCHEN

10'9" (3.27m) x 10'8" (3.24m) with Walnut style units to the floor and walls, stainless steel sink, electric cooker with extractor fan. Dishwasher plumbing. Central heating radiator.

#### UTILITY ROOM

7'2" (2.18m) x 5'4" (1.62m) Stainless steel sink. Washing machine plumbing. Central heating radiator.

#### STUDY

7'2" (2.19m) x 6'3" (1.91m) Central heating radiator.

#### CLOAKROOM/WC

WC. Pedestal Washbasin.

#### CONSERVATORY

11'7" (3.52m) x 7'11" (2.42m) Timber hardwood frame. Quarry tile floor. Electric lighting.

### FIRST FLOOR:

#### LANDING

Airing cupboard with hot water cylinder. Deep store cupboard. Loft access.

**BEDROOM NO.1** 14'1" (4.28m) x 11'9" (3.58m) Built in wardrobe and dressing table with bedside cabinets and shelves. Storage in eves. Central heating radiator.

**SHOWER ROOM** Thermostatic shower. Pedestal washbasin. Central heating towel rail.

**BEDROOM NO.2** 14'8" (4.47m) x 9'4" (2.84m) Built in wardrobe with bed aperture. Storage in eves. Central heating radiator.

**BEDROOM NO.3** 11'1" (3.37m) x 9'11" (3.03m) Built in wardrobe. Central heating radiator.

**BEDROOM NO.4** 9'0" (2.75m) x 7'3" (2.22m) Built in wardrobe. Central heating radiator.

**BATHROOM** With suite comprising cast iron bath, pedestal washbasin and low level WC. Central heating radiator.

**OUTSIDE:** Integral GARAGE 16'10" (5.12m) x 14'8" (4.48m) Gas fired central heating boiler. Electric light and power points. Electric roller shutter door. Side door.

Lawned gardens to the front and rear. Pond feature. Garden Store. Greenhouse.

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

**COUNCIL TAX BANDING:** 'F'

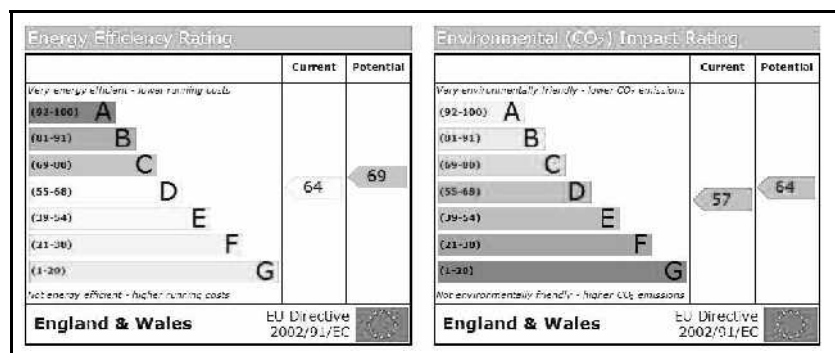
**TENURE:** Freehold and free from Chief Rent.

**PRICE:** £379,950

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

**DIRECTIONS:** From our Bollington office travel up Henshall Road towards Macclesfield. Take the third turning on the left into Southwest Avenue. The property can be found on the left hand side marked by our 'For Sale' sign.

**ENERGY RATINGS:**



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

**SURVEYS AND VALUATIONS**

PS CHAFBA

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).

