

michael
HART
& COMPANY

CHARTERED SURVEYORS LAND and ESTATE AGENTS AUCTIONEERS and VALUERS

36 Park Lane Poynton Cheshire SK12 1RE
telephone Poynton 01625 876331
fax Poynton 01625 858664
poynton@michael-hart.co.uk

2 Henshall Road Bollington Cheshire SK10 5HX
telephone Bollington 01625 575578
fax Bollington 01625 576713
bollington@michael-hart.co.uk

Michael G. Hart. FRICS.
Andrew M. Hart. BEng(Hons), DipSurv, MRICS.

www.michael-hart.co.uk

BOLLINGTON

CHESHIRE

AN ATTRACTIVE STONE TERRACED COTTAGE WITHIN BOLLINGTON CROSS
CONSERVATION AREA, POSITIONED WITH AN OPEN WESTERLY ASPECT AT
THE REAR WITH A COTTAGE GARDEN



27 BOLLINGTON ROAD,
BOLLINGTON,
MACCLESFIELD
SK10 5EJ

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The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract.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

27 BOLLINGTON ROAD, BOLLINGTON, MACCLESFIELD SK10 5EJ

This is an attractive mid terrace stone cottage of mid nineteenth century origin. With accommodation set out in a traditional manner, a pleasing feature is the size of the dining kitchen which has ample room as a good working kitchen and for a table.

Another notable feature of the property is the cottage garden located to the rear which gives scope for horticultural experimentation and/or expertise. The rear of the cottage has a westerly aspect meaning it catches any afternoon and evening sunshine.

The property is located in Bollington Cross conservation area which marks the entrance to Bollington with a pleasant mix of mature trees and a variety of dwellings predominantly of mid nineteenth century origin. The number of farmhouses suggests that the area was originally a farming one, and the introduction of nearby Lowerhouse mill brought about the requirement for mill workers' cottages.

Within Bollington there are shops for everyday needs and a selection of primary schools. Pubs, restaurants, a leisure centre, library and recreation parks are just some of the other facilities available. Macclesfield is approximately 2 miles away where there is a more comprehensive range of shops and a mainline rail station. Manchester airport and access to the motorway network are within a radius of 11 miles.

The accommodation has full gas fired central heating, partial double glazing and in more detail comprises:-

GROUND FLOOR:

LOUNGE	11'9" x 10'10" (3.58m x 3.28m) Gas fire in brick fireplace. Central heating radiator.
DINING KITCHEN	12'10" x 11'9" (3.92m x 3.58m) Units to floor and wall with stainless steel sink. Electric oven and hob. Washing machine plumbing. Store cupboard under stairs. Wall mounted gas fired combi central heating boiler. Central heating radiator.

Stairs from the dining kitchen lead to:

FIRST FLOOR:

LANDING

BEDROOM NO.1	11'8" x 10'9" (3.57m x 3.28m) Central heating radiator.
BEDROOM NO.2	13'0" x 6'6" (3.97 x 1.98) Central heating radiator.
BATHROOM	With suite comprising: panelled bath, pedestal washbasin, and low level WC. Central heating radiator.

OUTSIDE: Garden area to the rear with shared WC/store.

SERVICES: All mains services are connected and a telephone is installed.

TENURE: We understand from the vendor that the property is freehold and free from chief rent.

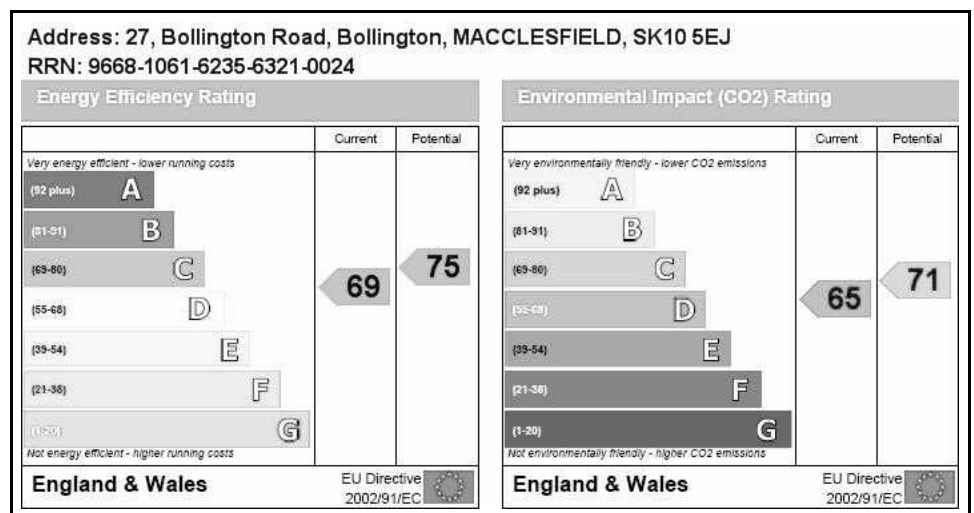
COUNCIL TAX BANDING: 'B'

PRICE: £126,500
VACANT POSSESSION UPON COMPLETION

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

DIRECTIONS: From our Bollington office travel up Henshall Road towards Macclesfield. This runs into Bollington Road after passing 'The Cock and Pheasant' Public House, number 27 can be found on the right hand side.

ENERGY RATINGS:



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

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).

