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**HART**  
& COMPANY

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BOLLINGTON

CHESHIRE

IN A CHARMING LOCATION ON THE VERGE OF THE VILLAGE CLOSE TO WOODLAND AND FIELDS, A TRADITIONAL STONE TERRACED COTTAGE UPDATED RECENTLY BY THE PRESENT OWNERS IN A VERY APPEALING MANNER



35 ADLINGTON ROAD,  
BOLLINGTON,  
MACCLESFIELD,  
SK10 5JT

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The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract.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

## 35 ADLINGTON ROAD, BOLLINGTON, MACCLESFIELD, SK10 5JT

This traditional mid terraced stone cottage enjoys a lovely location on the verge of the village close to woodland and fields. There are open views to the front over the opposite wooded bank, and to the rear over the nearby cricket ground and recreation park. The position also has the convenience of the proximity of the recreation park and the Middlewood linear walkway, and of easy access to many of the services that Bollington has to offer. These include shops for everyday needs, a library, the Arts Centre, plus a number of good pubs and restaurants. Walks can easily be taken from the doorstep into the beautiful surrounding countryside.

The property has attractive stone elevations under a pitched slate roof, and has been refurbished recently by the present owners into a very homely cottage that includes modern kitchen and bathroom fittings. These sit comfortably along side more traditional features such as the natural stone fireplace in the lounge. In addition to the main accommodation there is a very useful converted attic area, boarded with carpet, plastered walls and ceiling, and a 'Velux' roof window. This could have a variety of uses and is accessed via a retractable alloy ladder from the landing.

There are bus stops in Bollington with services running in Macclesfield and Stockport. Macclesfield centre is approximately 4 miles away where there are a comprehensive range of shops and a mainline rail station. Manchester airport and access to the Northwest motorway network are within a radius of 11 miles.

There is gas fired central heating and partial double glazing to the accommodation which comprises in more detail :-

### GROUND FLOOR:

LOUNGE	12'1" x 11'11" (3.69m x 3.64m) Natural stone fireplace with living flame gas fire. Meter cupboard. Central heating radiator.
DINING KITCHEN	11'6" x 9'2" (3.50m x 2.80m) With shaker style units to floor and wall incorporating stainless steel sink with single drainer. Gas cooker point with stainless steel hood. Washing machine plumbing. Enclosed wall mounted gas fired combi boiler. Deep under stairs cupboard.

Stairs from the dining kitchen lead to:-

### FIRST FLOOR:

#### LANDING

BEDROOM NO.1	11'10" x 10'5" (3.61m x 3.18m) Built in cupboard wardrobes to either side of chimney breast. Central heating radiator.
BEDROOM NO.2	11'8" x 5'1" (3.55m x 1.56m) uPVC double glazing. Central heating radiator.
BATHROOM/WC	With modern white suite comprising: panelled corner bath with thermostatic shower, pedestal washbasin and low level WC. Linen cupboard. uPVC double glazing. Central heating radiator.

**LANDING:** Access to LOFT area.  
Fully boarded and carpeted with electricity. Velux window.

**OUTSIDE:** Pleasant fenced courtyard to the rear with WC/Store shed.

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

**COUNCIL TAX:** Band 'B'

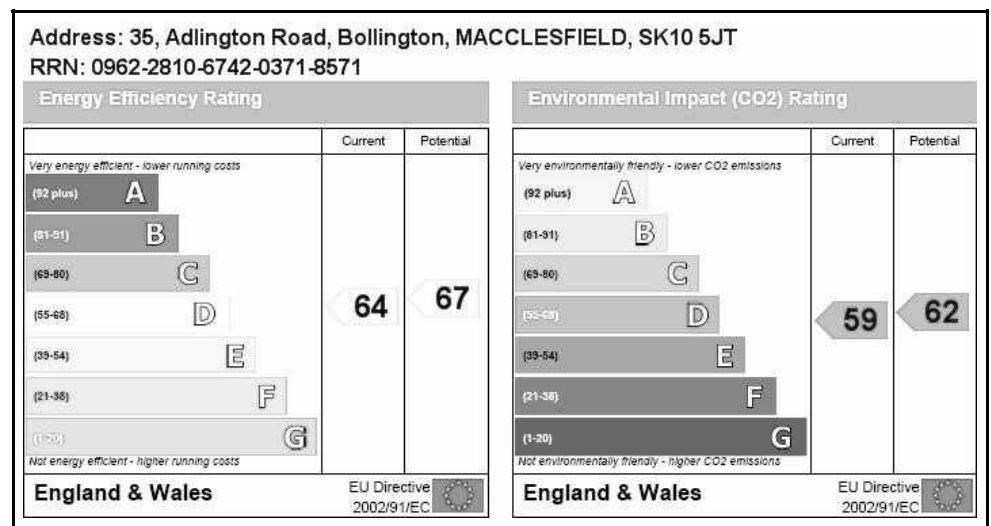
**TENURE:** We understand that the property is leasehold for the residue of a 999 year lease with a nominal ground rent.

**PRICE:** £134,950

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

**DIRECTIONS:** From our Bollington office travel along Wellington Road towards Pott Shrigley. After passing under the first bridge turn next left into Adlington Road, and the property can be found after the recreation ground on the right 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).

