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BOLLINGTON

CHESHIRE

IN A SUPERB LOCATION SET AWAY FROM THE ROAD ADJACENT TO FARMLAND AND WITH FABULOUS OPEN VIEWS TO THE FRONT, A CHARMING END OF TERRACE STONE COTTAGE.



36 LORD STREET, BOLLINGTON , MACCLESFIELD, SK10 5BN.

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The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract.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

36 LORD STREET, BOLLINGTON, MACCLESFIELD, CHESHIRE, SK10 5BN.

This end of terrace cottage is situated in a superb location, set away from the road with farmland to the front and side, and superb views towards the Peak National Park from the front. There is easy access to the beautiful surrounding hill countryside with many footpaths to explore. The cottage is at the far end of a terrace of similar properties that is at a right angle to Lord Street, and can be accessed from a cobbled footpath.

The property is traditionally styled with attractive stone elevations. Internally there is exposed stonework, beams and wooden panelling providing ample character. In addition to two bedrooms at first floor level, an innovative mezzanine area and has been created in the roof space with a spiral staircase from the second bedroom.

There is a private enclosed garden to the front of the cottage with a dry stone wall forming the boundary between this and the surrounding field.

Further to enjoying such a delightful semi-rural position, there are many amenities readily available in Bollington to meet everyday needs including shops and good selection of pubs. Bus stops have services running into Macclesfield and Stockport. Manchester Airport and the Northwest motorway network are within a radius of 11 miles.

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

GROUND FLOOR:

LIVING ROOM	12'2" x 11'8" (3.71m x 3.56m) Solid fuel burning stove in exposed natural stone surround. Feature wooden panelled wall. Central heating radiator.
DINING KITCHEN	12'0" x 9'2" (3.65m x 2.80m) Fitted with units to floor and wall incorporating 1½ bowl sink, gas hob with extractor hood, integral oven. Washing machine plumbing. Wall mounted gas fired combi boiler. Tiled floor. Central heating radiator.

Stairs from the Living Room lead to:

FIRST FLOOR:

LANDING	Central heating radiator.
BEDROOM NO.1	11'6" x 10'9" (3.52m x 3.28m) Exposed stone fireplace and chimney breast. Built in wardrobe. Central heating radiator.
BEDROOM NO.2	10'7" x 6'1" (3.24m x 1.85m) Central heating radiator. Spiral staircase to:
MEZZANINE AREA	10'9" x 7'2" (3.28m x 2.18m) overall. Restricted headroom.
BATHROOM	With modern white suite comprising panelled bath, pedestal washbasin and low level WC. Centrally heated towel warmer.

OUTSIDE: Pleasant small garden to the front. Passageway and store sheds to the rear of the property.

SERVICES: All mains services are connected.

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

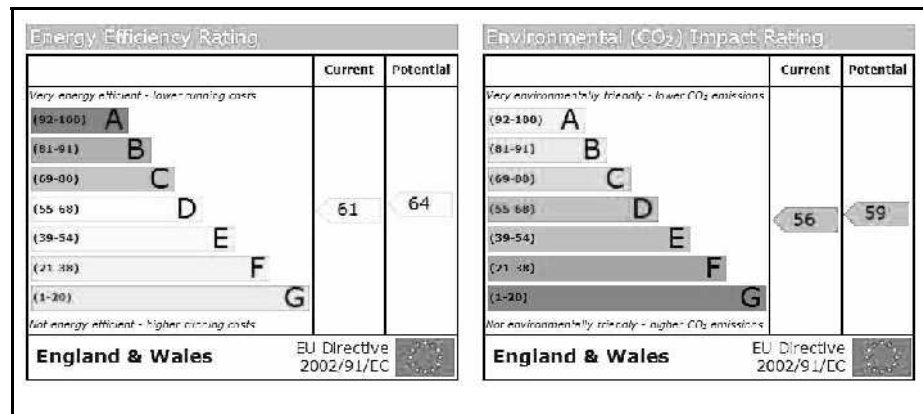
COUNCIL TAX BANDING: 'B'

PRICE: £145,000

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

DIRECTIONS: From our Bollington office travel up Grimshaw Lane towards Kerridge. Turn left at the top of Grimshaw Lane into Chancery Lane and follow this into Lord Street. On dropping down the hill of Lord Street, number 36 can be found near the top on the right hand side, accessed by a footpath just after 38 Lord Street. Bear left along the path and the property will be found at the far end of the terrace.

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).

