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BOLLINGTON

CHESHIRE

A WELL PRESENTED VICTORIAN TERRACED HOUSE WITH GOOD SIZED ACCOMMODATION, SITUATED CONVENIENTLY FOR LOCAL AMENITIES.



4 HENSHALL ROAD,
BOLLINGTON,
MACCLESFIELD,
SK10 5HX.

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The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract.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

4 HENSHALL ROAD, BOLLINGTON, MACCLESFIELD SK10 5HX.

This Victorian terraced house is of traditional design having stone elevations under a pitched slate roof. The property has been updated by the present owner and the presentation throughout is smart and attractive. The accommodation is larger than average, allowing for an entrance hall, lounge, and a spacious dining kitchen to the ground floor, whilst to the first floor there are two double bedrooms with high ceilings and a good sized bathroom. An unusual and attractive feature is the wide turning staircase with arched stained glass window. To the rear of the property there is a very pleasant courtyard with an attractive raised decking area.

The property is conveniently located for the centre of Bollington, with many of the amenities available within easy walking distance. These include shops for everyday needs, good primary schools, the leisure centre and bus stops with services into Macclesfield and Stockport. Walks can easily be taken from the property into the beautiful countryside that surrounds the village.

The nearby town of Macclesfield, 3 miles away, provides an extensive range of shopping and entertainment facilities and the main line railway station provides direct connections to Manchester and London. The M56 and M60 Motorways and Manchester International Airport are all within a radius of 10 miles.

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

GROUND FLOOR:

ENTRANCE HALL	Tiled floor.
LIVING ROOM	11'11" x 11'10" (3.62m x 3.59m) Laminate flooring. Television point. Telephone point. Under Stairs Cupboard. Central heating radiator.
KITCHEN DINER	16'2" x 10'11" (4.93m x 3.32m) Fitted with modern cream units incorporating stainless steel sink, electric hob with extractor hood, electric oven. Breakfast bar. Tiled floor. Washing machine plumbing. Central heating radiator. Back door.

A turning staircase from the Entrance Hall leads to:-

FIRST FLOOR:

LANDING

BEDROOM NO.1	9'10" x 9'9" (2.99m x 2.96m) Central heating radiator.
BEDROOM NO.2	13'2" x 8'6" (4.02m x 2.60m) Deep built in cupboards. Laminate flooring. Loft access. Central heating radiator.

BATHROOM With white suite comprising panelled bath with thermostatic shower, pedestal washbasin, low level WC. Extractor fan. Central heating radiator.

OUTSIDE: Communal yard area to rear.

SERVICES: All mains services are connected.

COUNCIL TAX: Band 'B'

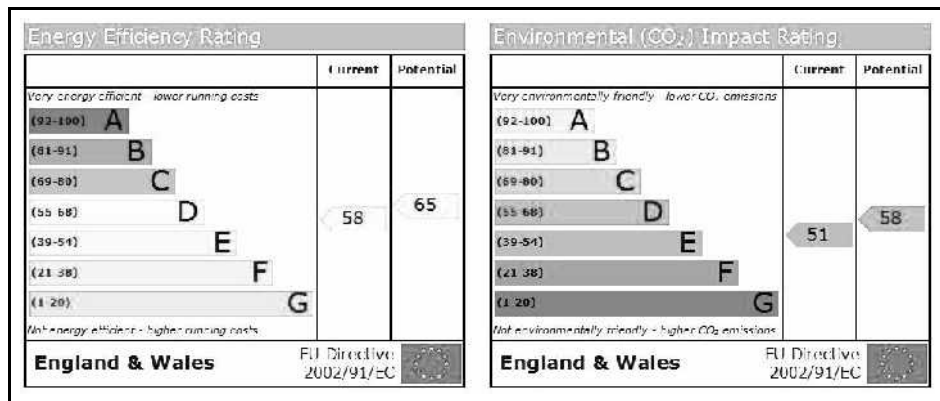
TENURE: We understand that the property is leasehold for the residue of a term of 999 years with a nominal ground rent.

PRICE: £136,950

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

DIRECTIONS: From our Bollington Office travel up Henshall Road towards Macclesfield. The property will be found on the left hand side.

ENERGY RATINGS:



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

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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).

