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BOLLINGTON

CHESHIRE

SITUATED WITHIN THIS PICTURESQUE VILLAGE IN AN ELEVATED SETTING, A WELL PRESENTED THREE BEDROOMED SEMI DETACHED HOUSE WITH GARAGE AND GARDENS.



46 WELLINGTON ROAD
BOLLINGTON
MACCLESFIELD
SK10 5JH

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The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract.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

46 WELLINGTON ROAD, BOLLINGTON, MACCLESFIELD, SK10 5JH

This well presented three bedroomed semi detached house is set within a popular residential area. With a close proximity to the wooded bank of the Middlewood linear walkway and also the Macclesfield canal there is an abundance of scenic walking and cycling routes nearby.

Internally the property has smartly presented well balanced accommodation including three bedrooms and a good sized bathroom. The elevated position allows views from the front across to the wooded bank. This house exhibits well presented and easily maintained private front and rear gardens. The property benefits from a private garage which is situated to the rear of the house, providing off road parking.

Wellington Road is situated within easy reach of local amenities including shops for everyday needs, primary schools, a leisure centre and a number of pubs and restaurants. There are also regular bus services from Bollington to Macclesfield. Macclesfield is approximately 3½ miles away where there are a more comprehensive range of shops and a mainline rail station. Manchester Airport and the Northwest motorway network are within a radius of 11 miles.

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

GROUND FLOOR:

ENTRANCE HALL	Understairs storage area. Central heating radiator.
LOUNGE	12'7" x 10'9" (3.83m x 3.28m). Open flue fire with natural stone fire surround. Television ariel point. Telephone point. Central heating radiator.
DINING ROOM	11'2" x 10'11" (3.4m x 3.33m) Pine flooring with a solid fuel burning stove. Central heating radiator.
KITCHEN	7'10" x 7'3" (2.38m x 2.21m) White asterite sink and white cupboard units. Integral gas hob with extractor hood and electric oven. Washing machine plumbing.

Stairs from the front hallway lead to:

FIRST FLOOR:

LANDING	Access to boarded loft area.
BEDROOM NO.1	11'9" x 11'0" (3.57m x 3.34m) Plus fitted wardrobes. Central heating radiator. Telephone point.
BEDROOM NO.2	11'9" x 10'10" (3.57m x 3.29m) Central heating radiator. Telephone point.
BEDROOM NO.3	7' 10" x 7'0" (2.39m x 2.12m) Central heating radiator.
BATHROOM	With white suite comprising panelled bath with shower, pedestal washbasin and low level WC. Central heating radiator.

OUTSIDE: Easily maintained private front and rear gardens. Private detached garage accessed via Waterhouse Avenue at rear of property.

SERVICES: All mains services are connected.

COUNCIL TAX: Band 'C'

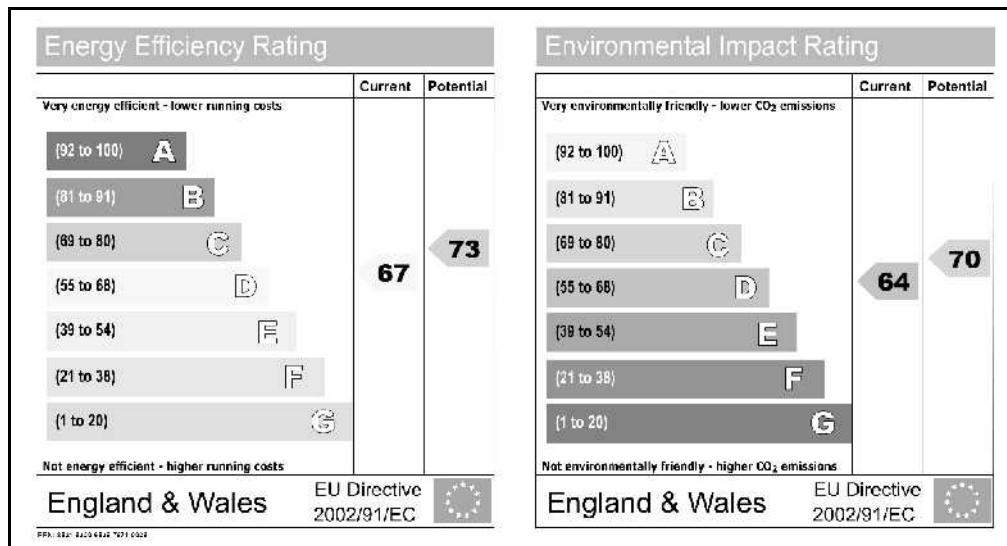
TENURE: We understand that the property is freehold and free from chief rent.

PRICE: £169,950

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

DIRECTIONS: From our Bollington office travel along Wellington Road for approximately a quarter of a mile. The property will be found on the right hand side before passing under the first bridge.

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).

