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BOLLINGTON

CHESHIRE

APPOINTED IN A PARTICULARLY APPEALING MANNER, AN INDIVIDUAL
DETACHED HOUSE ON A HIGHLY REGARDED SIDE ROAD IN AN ELEVATED
POSITION WITH OPEN VIEWS TO THE FRONT.



6 HIGHFIELD ROAD, BOLLINGTON, MACCLESFIELD, SK10 5LR.

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The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract.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

6 HIGHFIELD ROAD, BOLLINGTON, MACCLESFIELD, SK10 5LR.

Appointed in a particularly appealing manner, this detached house was built to an individual design in 1993. Having been carefully looked after and thoughtfully enhanced since, the house provides splendid family accommodation with high quality fittings of a luxurious nature and generously proportioned rooms.

The property stands elevated on Highfield Road, allowing the open views to the front. There is a lawned area to the front and a driveway giving ample off road parking space, leading to an integral garage. To the rear there is a large conservatory which leads onto a delightful garden. This is of good size, including a patio area, a lawn with borders and raised beds, and also offers a good degree of privacy.

Highfield Road is a very well regarded residential side road of Bollington, being just out of the way yet within easy reach of many of the amenities available. These include the Library, shops for everyday needs, primary schools, a leisure centre, plus a number of pubs and restaurants. The Macclesfield canal towpath is readily accessible providing just one of the many options for walking in the beautiful countryside that surrounds the village.

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

GROUND FLOOR:

ENCLOSED PORCH	Quarry tiled floor.
LIVING ROOM	14'4" x 16'6" (4.36m x 5.04 m). Open fireplace with wooden surround. Bay window to front. Television aerial point. Central heating radiator. Glazed doors through to inner hallway.
INNER HALLWAY	Understairs cupboard.
DINING ROOM	10'11" x 10'9" (3.33m x 3.28m). Wooden floor. Sliding doors to conservatory. Central heating radiator.
CONSERVATORY	12'6" x 10'5" (3.80m x 3.18m). Quarry tiled floor. Doors to garden.
KITCHEN	13'2" x 10'10" (4.02m x 3.31m). Comprehensively fitted with pine units to floor and wall with tiled work surfaces incorporating 1½ bowl ceramic sink, 4 ring hob with extractor hood, electric double oven, integral fridge. Quarry tiled floor. Central heating radiator.
UTILITY ROOM	6'5" x 8'11" (1.95m x 2.72m). Pine units with worktop, stainless steel sink, plumbing for washing machine. Central heating radiator.
CLOAKROOM/WC	Washbasin, low level WC. Quarry tiled floor. Central heating radiator.

FIRST FLOOR:

LANDING	Airing cupboard with hot water cylinder.
BEDROOM NO.1	12'10" x 16'8" (3.91m x 5.08m). Fully fitted furniture including wardrobes and chests. Central heating radiator.
EN-SUITE SHOWER ROOM	Shower cubicle with thermostatic shower, low level WC, bidet, washbasin, part tiled walls, extractor fan. Central heating radiator.

BEDROOM NO. 2 11'4" x 16'8" (3.45m x 5.07m). Fully fitted furniture incorporating wardrobes, chests and dressing table. Central heating radiator.

BEDROOM NO. 3 8'9" x 10'8" (2.68m x 3.26m). Fitted wardrobe. Central heating radiator.

BEDROOM NO. 4 8'6" x 11'0" (2.59m x 3.35m). Central heating radiator.

BATHROOM With white suite comprising P-shaped bath with thermostatic shower, washbasin in vanity unit and low level WC with concealed cistern. Fully tiled floor and walls, extractor fan. Wall mounted centrally heated towel warmer.

OUTSIDE: **INTEGRAL GARAGE** 9'6" x 17'2" (2.90m x 5.23m). Gas Central Heating Boiler.
Gardens to front and rear with lawns, borders, raised beds and patio.

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.

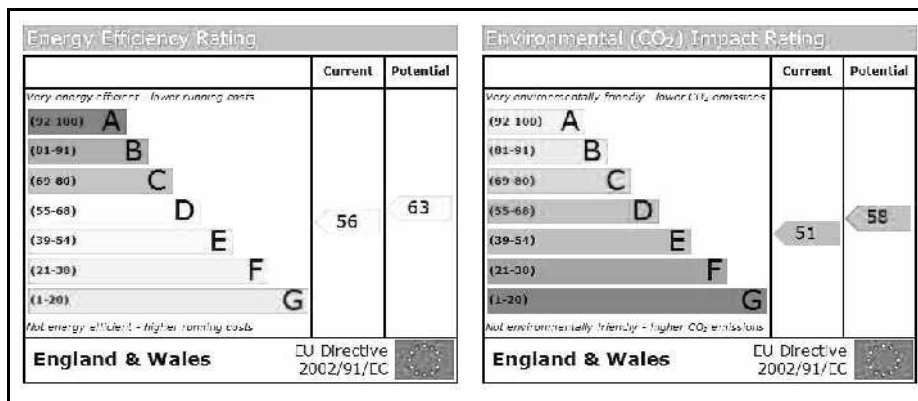
COUNCIL TAX BAND: 'F'

PRICE £425,000

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

DIRECTIONS: From our Bollington office travel along Wellington Road towards Pott Shrigley. At the library turn right onto Hurst Lane. Continue up, passing over the canal, and then take the first right onto Highfield Road. The property will be found on the left 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).

