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BOLLINGTON

CHESHIRE

LOCATED ON A FAVOURED CUL-DE-SAC IN AN ELEVATED SETTING ALLOWING FANTASTIC VIEWS, A SEMI DETACHED BUNGALOW WITH WELL PROPORTIONED ACCOMMODATION, GARDENS AND THE ADVANTAGE OF OFF ROAD PARKING.



7 GLEAVE AVENUE, BOLLINGTON, MACCLESFIELD, SK10 5LX.

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The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract.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

7 GLEAVE AVENUE, BOLLINGTON, MACCLESFIELD, SK10 5LX.

Standing in an elevated setting, this semi detached bungalow has a lovely position set back from Gleave Avenue with gardens to three sides. From the elevated stance fantastic views of the surrounding countryside landscape can be enjoyed to the front and rear. The dwelling is approximately 40 years old with brick elevations under a pitched tile roof. The layout and well proportioned size of the accommodation allows for flexibility in their use to suit a purchasers requirements. Of particular note, the property also benefits from the addition of a conservatory where the splendid rear aspect can be appreciated.

The property stands with a driveway to the front which affords space for two vehicles. The gardens around the bungalow are well landscaped and stocked with lawns, rockeries, borders, patio area and a pond feature.

Gleave Avenue is a favoured cul-de-sac side road of the popular village of Bollington that is positioned conveniently for easy access to the beautiful surrounding countryside. Amenities available within the village are also not far away including great primary schools, shops for everyday needs, plus a number of good pubs and restaurants. There is a bus stop nearby with services into Macclesfield (approximately 3 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 property is warmed by gas fired central heating and has uPVC double glazing throughout the accommodation, which comprises in more detail:-

GROUND FLOOR

ENTRANCE PORCH

ENTRANCE HALL Loft access. Store cupboard. Airing cupboard with hot water cylinder.
Central heating radiator.

LIVING ROOM 17'11" x 11'11" (5.45m x 3.63m) Open flue fireplace with stone surround.
Stone plinth. Laminate flooring. Sliding doors leading to conservatory.
Central heating radiator x 2.

CONSERVATORY 10'4" x 8'11" (3.14m x 2.70m) Tiled floor. French doors to rear garden.

KITCHEN 10'11" x 9'2" (3.33m x 2.79m) Fully fitted with light oak units to floor and wall
with one and a half bowl asterite sink, four point gas hob with extractor hood
and electric oven. Washing machine plumbing. Tiled floor. Stable style rear
door. Wall mounted boiler. Central heating radiator.

SIDE PORCH Tiled floor. uPVC door to rear garden.

BEDROOM NO.1 12'9" x 11'0" (3.87m x 3.35m) Central heating radiator.

BEDROOM NO.2 10'6" x 9'3" (3.19m x 2.81m) Fitted wardrobes and overhead cupboards.
Central heating radiator.

BATHROOM/WC With suite comprising panelled bath with electric shower, pedestal washbasin
and low level WC. Tiled floor. Central heating radiator.

OUTSIDE: Driveway fitting two vehicles with front and side lawn area. Well stocked garden to rear with lawn, patio area, garden shed, greenhouse, pond feature and herbaceous borders.

SERVICES: All mains services are connected.

TENURE: We are advised by the vendor that the property is Freehold and free from Chief Rent.

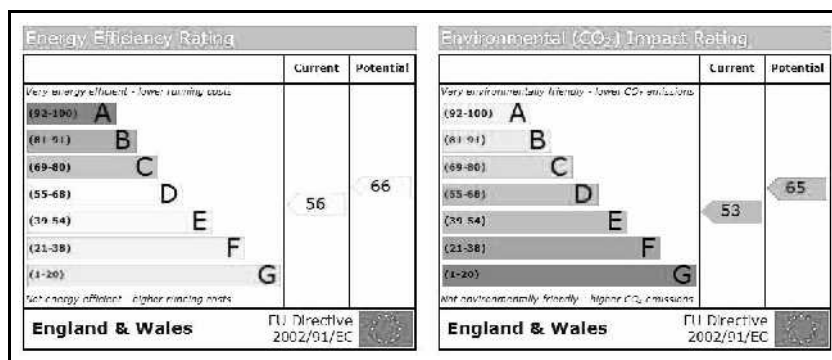
COUNCIL TAX: Band 'D'

PRICE: £215,000

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

DIRECTIONS: From our Bollington Office travel up Grimshaw Lane towards Kerridge. After passing under the aqueduct and by St John's primary school, turn left into Hurst Lane and then right into Gleave Avenue. The property will be found 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).

