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BOLLINGTON

CESHIRE

TUCKED AWAY FROM THE ROAD IN A QUIET BACKWATER WITHIN THE CONSERVATION AREA, A CHARMING STONE COTTAGE WITH TWO WELL PROPORTIONED BEDROOMS AND POTENTIAL FOR OFF ROAD PARKING



73a HIGH STREET  
BOLLINGTON  
MACCLESFIELD  
CESHIRE  
SK10 5PF

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The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract.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

## 73a HIGH STREET, BOLLINGTON, MACCLESFIELD, CHESHIRE, SK10 5PF

This property is delightfully located just off High Street in a quiet backwater. Being part of a small terrace at right angles to the main carriageway, it has a paved area to the front presently used as garden, which is ideal for conversion to allow off street parking, a particularly rare commodity with this type of dwelling. It is within the 'Historic Triangle' of Bollington Conservation Area that is presently the subject of an improvement project to restore some of the traditional features of the area including old fashioned street lighting, and stone cobbles to the roads etc.

The cottage has been well modernised comprising a lounge and dining kitchen to the ground floor, with two well proportioned bedrooms and a shower room to the first floor. Beneath the property there are two large cellar rooms, accessed from steps at the rear of the property, which offer ample storage /workshop space and potential to convert into further living accommodation.

Together with the aesthetic appeal of the surrounding buildings and streetscapes, the location is very convenient for access to a range of local shopping, social, sports and recreational amenities including a number of pubs and restaurants. There is also the beautiful surrounding hill countryside close at hand. 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 M6 and M60 Motorways and Manchester International Airport are all within a radius of 10 miles.

A full gas fired central heating system has been installed, and in more detail the accommodation comprises :-

### GROUND FLOOR

|                |  |
|----------------|--|
| LOUNGE         | 10'9" x 10'5" (3.27m x 3.18m) Gas fire on raised hearth with wooden meter cupboard to side of chimney breast. Central heating radiator.  |
| DINING KITCHEN | 10'11" x 8'10" (3.31m x 2.69m) Comprehensively fitted kitchen area with white units to floor and wall with work tops incorporating stainless steel sink. Gas cooker point. Inset ceiling spotlights. |

A staircase from the dining kitchen leads to:-

### FIRST FLOOR:

#### LANDING

|              |  |
|--------------|--|
| BEDROOM NO.1 | 10'8" x 10'7" (3.25m x 3.22m) overall. Central heating radiator.   |
| BEDROOM NO.2 | 8'11" x 7'7" (2.72m x 2.32m) Built in wardrobe. Central heating radiator.                                |
| SHOWER ROOM  | Shower cubicle with thermostatic shower, pedestal washbasin and low level W.C. Central heating radiator. |

Steps to the rear of the property lead down to:

|                  |  |
|------------------|--|
| CELLAR ROOM NO.1 | 9'0" x 8'9" (2.75m x 2.66m) Wall mounted gas fired central heating boiler. Washing machine plumbing. Central heating radiator. |
| CELLAR ROOM NO.2 | 10'7" x 9'1" (3.23m x 2.76m)   |

**OUTSIDE:** Paved garden/driveway area to front of property shared with adjoining cottage. Tidy communal stone flagged yard to rear with store shed.

**SERVICES:** All mains services are connected and a telephone is available.

**COUNCIL TAX:** Band 'B'

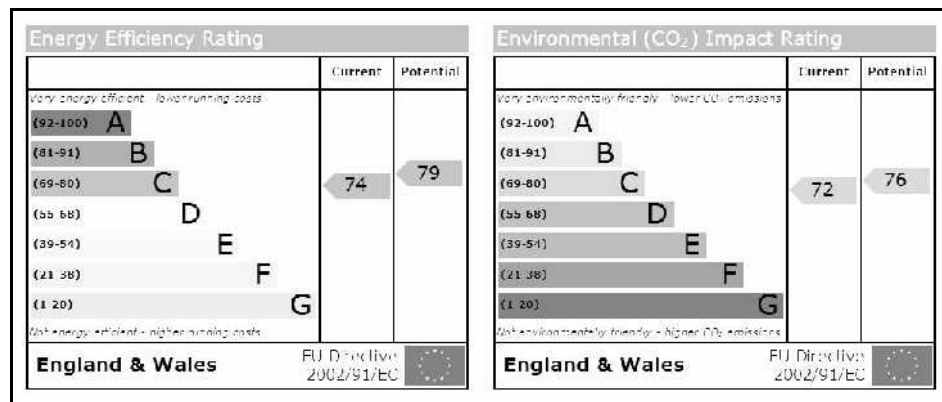
**TENURE:** We are advised by the vendors that the property is freehold and free from chief rent.

**PRICE:** £140,000

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

**DIRECTIONS:** From our Bollington office travel along Wellington Road which then runs into Palmerston Street. Pass under two bridges and take the right hand turn at the traffic lights into Water Street. Continue to the end and turn right onto High Street. The property can now 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).

