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BOLLINGTON

CHESHIRE

WITH SUPERBLY PRESENTED FOUR BEDROOMED ACCOMMODATION, A SEMI DETACHED HOUSE WITH A LOVELY REAR GARDEN POSITIONED ON A POPULAR SIDE ROAD CONVENIENT FOR LOCAL AMENITIES.



8 BARNFIELD ROAD, BOLLINGTON , MACCLESFIELD, SK10 5DZ

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The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract.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

8 BARNFIELD ROAD, BOLLINGTON, MACCLESFIELD SK10 5DZ.

This semi detached house has been extended and upgraded to form a superb home having extensive accommodation of a versatile nature. For family life and for those wishing to work from home there is ample space to the main accommodation, plus there is the added benefit of a sizeable garage. The well fitted kitchen with breakfast bar has an adjoining dining room and sitting room overlooking the garden making it an ideal area for families and for entertaining. Upstairs the four bedrooms are of balanced proportions plus there is the family bathroom.

A wide driveway at the front provides ample off road parking, whilst to the rear there is a lovely good sized garden with patio, lawn and borders.

Barnfield Road is a popular side road of Bollington with similar styled properties along its length. It is conveniently positioned for the Leisure Centre, primary schools, local shops and many other of the amenities that Bollington has to offer. Buses run from nearby into Macclesfield where there is a mainline rail station and a more comprehensive range of shops.

There is gas fired central heating and uPVC double glazing to the accommodation which comprises:-

GROUND FLOOR:

ENTRANCE PORCH	Stone effect flagged floor . uPVC front door.
ENTRANCE HALL	Staircase to first floor.
LOUNGE	14'3" x 12'1" (4.34m x 3.69m) into bay. Marble fireplace with living flame gas fire. Central heating radiator.
DINING KITCHEN	23'4" x 9'10" (7.11m x 3.00m) Fully fitted kitchen area with modern units to floor and wall incorporating 1½ bowl stainless steel sink and drainer, electric hob with hood, double electric oven, integral fridge, freezer and dishwasher. Breakfast bar. Built in pantry cupboard. Central heating radiator.
SITTING ROOM	9'9" x 7'10" (2.97m x 2.38m) uPVC French doors to rear garden.
UTILITY ROOM	8'5" x 6'1" (2.57m x 1.84m) Washing machine plumbing. Space for tumble dryer and fridge/freezer.

FIRST FLOOR:

BEDROOM NO.1	12'1" x 11'11" (3.69m x 3.64m) Comprehensively fitted with attractive furniture including wardrobes, bedside chests, dressing table and drawers. Central heating radiator.
BEDROOM NO.2	12'2" X 10'5" (3.71m x 3.19m) Central heating radiator.
BEDROOM NO.3	10'5" x 10'1" (3.18m x 3.08m) Central heating radiator.
BEDROOM NO.4	9'11" x 8'6" (3.02m x 2.58m) Central heating radiator.
BATHROOM	Fitted with suite comprising panelled bath with thermostatic shower, pedestal washbasin and low level WC. Central heating radiator.

OUTSIDE: INTEGRAL GARAGE 14'11" x 10'6" (4.55m x 3.20m) with electric power and lighting.

Wide driveway with borders to front and a well stocked garden to rear with lawn, patio areas and herbaceous borders.

SERVICES: All mains services are connected

TENURE: We understand that the property is Freehold and free from Chief Rent.

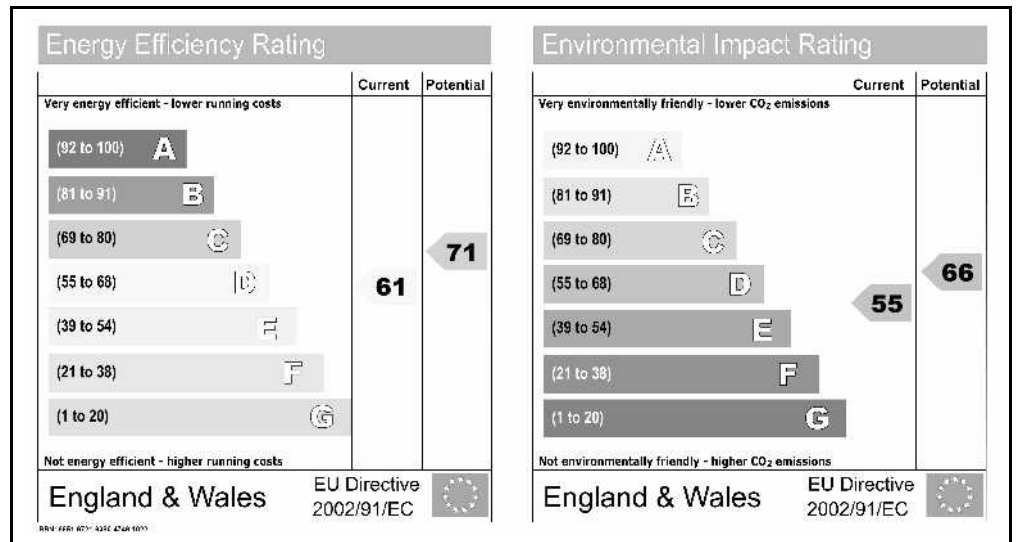
COUNCIL TAX: Band 'D'

PRICE: £249,500

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

DIRECTIONS: From our Bollington Office travel up Henshall Road towards Macclesfield. Turn third left into Southwest Avenue, first right into East Avenue and then left into Barnfield Road. The property will then be found on the left hand side.

ENERGY RATINGS:



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

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).

