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BOLLINGTON

CHESHIRE

IN A DELIGHTFUL SEMI RURAL LOCATION ON THE EDGE OF THE VILLAGE HAVING FARMLAND TO THE FRONT AND REAR, A CHARMING SEMI DETACHED THREE BEDROOMED STONE COTTAGE WITH A PRIVATE SOUTH WEST FACING REAR GARDEN ADJOINING A BROOK



93 INGERSLEY ROAD  
BOLLINGTON  
MACCLESFIELD  
SK10 5RE

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The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract.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

## 93 INGERSLEY ROAD, BOLLINGTON, MACCLESFIELD, SK10 5RE

This delightful semi detached stone cottage exuberates charm and a warm homely feeling. The cottage is spacious and has ample character; holding a perfect balance of modern fittings and appliances while retaining its natural rustic feel with knotty pine doors and a beautiful cast iron log burning fireplace amongst other defining features.

Located in an idyllic position on the edge of the village, this three story cottage looks out onto green farmland from the front and rear; providing eye pleasing views. The private rear garden is elegantly flag-stoned with a quaint brook passing by at the bottom. A South Westerly facing garden means the property enjoys the sun radiating right through the cottage emphasising it's inner beauty.

Ingersley Road is a popular side lane of Bollington running out towards Rainow and the Peak National Park. In addition to this close proximity to farmland, the amenities of Bollington are also within easy reach including shops for everyday needs, primary schools, recreation parks and a number of good pubs and restaurants. There are bus stops at the end of the road with services into Macclesfield and Stockport. 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 double glazing, gas fired central heating and comprises in more detail:-

### GROUND FLOOR:

LOUNGE	12'11" x 12'10" (3.93m x 3.91m) Natural stone fire surround with cast iron solid fuel burning stove. Wooden flooring. Television aerial point. Two wall light points. Exposed beams. Antique style central heating radiator.
DINING KITCHEN	13'6" x 10'10" (4.10m x 3.30m) Fitted with modern units to floor and wall. Stainless steel sink with single drainer. Integral electric oven, ceramic electric hob with extractor hood, dishwasher, fridge and freezer. Plumbing for washing machine. Tiled floor.
CONSERVATORY	10'6" x 8'3" (2.50m x 3.20m) Under floor heating with tiled floor. Exposed stone wall and hardwood frame.

Stairs from the Dining Kitchen area lead to;

### FIRST FLOOR:

#### LANDING

BEDROOM NO.1	11'7" x 11'10" (3.54m x 3.60m) Plus fitted wardrobes with sliding mirror doors. Central heating radiator.
BEDROOM NO.3	9'10" x 5'3" (3.00m x 1.60m) Cupboard with Combi style boiler. Central heating radiator.

**BATHROOM/WC** White suite comprising panelled bath with mixer shower, pedestal washbasin and low level WC. Centrally heated towel warmer.

Stairs from the landing lead to;

**BEDROOM NO.2** 12'8" x 12'2" (3.70m x 3.85m) overall ,with restricted headroom in eaves. Central heating radiator.

**OUTSIDE::** Private stone-flagged garden to the rear.

**SERVICES:** All mains services are connected.

**COUNCIL TAX:** Band 'C'

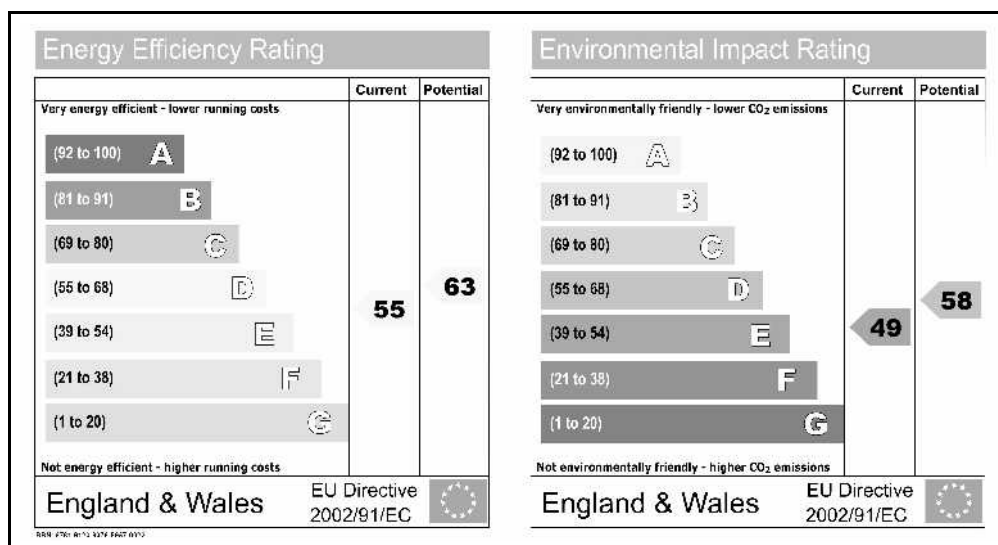
**TENURE :** Freehold and free from chief rent.

**PRICE:** £185,000

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

**DIRECTIONS:** From our Bollington office travel along Wellington Road towards PottShrigley. Continue onto Palmerston Street passing through the village until reaching the mini roundabout. After passing over this turn immediately right onto Ingersley Road. The property can now be found after a while on the right hand side.

**ENERGY RATINGS:**



PSCCBAAJ

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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).

