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BOLLINGTON

CHESHIRE

TO BE LET FURNISHED

A PRETTY STONE BUILT END COTTAGE WITH LARGE ROOMS AND TRADITIONAL FEATURES THROUGHOUT, STANDING ADJACENT TO FARMLAND, WITHIN BOLLINGTON CONSERVATION AREA.



22 LORD STREET, BOLLINGTON, MACCLESFIELD, SK10 5BN

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The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract.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

22 LORD STREET, BOLLINGTON, MACCLESFIELD, SK10 5BN

Constructed of stone under a stone roof, this is a delightful end terrace cottage. This spacious accommodation is presented in a bright and traditional manner. Throughout, the accommodation combines the character inherent in this type of property featuring stone window ledges and door frames.

The cottage enjoys a setting on the edge of the village, within the conservation area adjoining farmland to the rear. There is a communal yard area to the rear with views up towards local landmark 'White Nancy'. Within Bollington there are shops for every day needs, recreation parks, a number of pubs and restaurants, the library, leisure centre plus bus stops to Macclesfield where comprehensive shopping facilities and a mainline rail station are situated.

The accommodation has gas fired central heating and comprises in more detail:-

GROUND FLOOR:

LOUNGE	13'3" x 13'2" (4.05m x 4.02m) Living flame gas fire with wooden mantel and stone hearth. Meter cupboard. Two wall light points and television point. Central heating radiator.
DINING KITCHEN	13'5" x 13'1" (4.10m x 4.00m) Maximum. Fully fitted units to floor and wall incorporating white Belfast sink, gas hob with extractor hood and electric oven. Washing machine. Quarry tiled flooring. Under stairs cupboard space. Back door. Central heating radiator.

A stone staircase leads up from the dining kitchen area to:-

FIRST FLOOR:

LANDING	Central heating radiator
BEDROOM NO.1	13'3" x 11'6" (4.02m x 3.51m) maximum. Two built in wardrobes. Central heating radiator.
BEDROOM NO.2	13'3" x 5'11" (4.02m x 1.8m) Central heating radiator.
BATHROOM	With modern white suite comprising panelled bath with shower, pedestal washbasin and low level WC. Cupboard with combi style gas fired central heating boiler. Centrally heated towel radiator.

OUTSIDE: Pathway area adjacent to farmland, and large attractive communal garden area.

SERVICES: All mains services are connected.

COUNCIL TAX: Band 'C'

AVAILABILITY:

Subject to the usual references the property is available for a minimum term of six months or longer by arrangement.

RENT:

£550 per calendar month

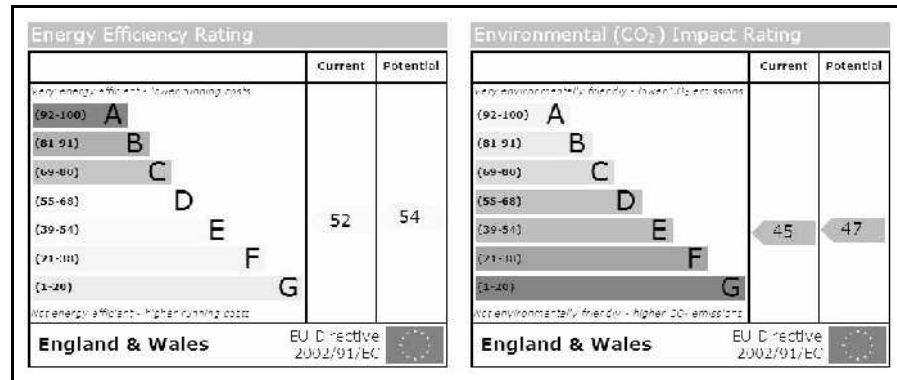
VIEWING:

By appointment with the AGENTS Michael Hart & Company.

DIRECTIONS:

From our Bollington office travel up Grimshaw Lane towards Kerridge. Turn left at the top of Grimshaw Lane into Chancery Lane and follow this into Lord Street. On dropping down the hill of Lord Street, number 22 can be found towards the bottom on the right hand side.

ENERGY RATINGS:



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

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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).

