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BOLLINGTON

CHESHIRE

TO BE LET FURNISHED

BUILT TO AN EXACTING STANDARD AND COMPLETED WITH HIGH QUALITY FITTINGS AND FURNITURE, A SUPERB STONE BUILT HOUSE TUCKED OUT OF THE WAY CENTRAL TO THE VILLAGE OVERLOOKING THE RIVER AND CRICKET GROUND



2B WHEELWRIGHTS COTTAGES, ROUND GARDENS,
BOLLINGTON, MACCLESFIELD, CHESHIRE, SK10 5JU

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The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract.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

2B WHEELWRIGHTS COTTAGES, ROUND GARDENS,
BOLLINGTON, MACCLESFIELD, CHESHIRE, SK10 5JU

Constructed in 2008, this superb house is one of two built to an exacting standard and to plans giving ample space to the well set out accommodation. This includes two large double bedrooms at first floor level, plus a very useful large carpeted attic area for study/occasional use. The attractive natural stone exterior is complemented inside by high quality fittings and furniture. Overall the property offers a high calibre furnished modern home with the appearance of a traditional cottage.

The positioning of the property is a great asset, being central to Bollington yet tucked out of the way in a lovely little backwater 'Round Gardens'. The property has a long driveway from this side road leading to off road parking space. At the rear of the house there is a splendid decked patio area overlooking the river Dean and with superb views over the cricket ground and park to the wooded bank beyond.

The location is also a convenient one, being within easy reach of many of the amenities available in Bollington. These include shops for everyday needs, primary schools, a leisure centre and public transport services into Macclesfield and Stockport. The Macclesfield Canal and the Middlewood linear walkway pass close by opening up the beautiful countryside within which Bollington sits. Manchester Airport and access to the north west motorway network are within a radius of 11 miles.

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

GROUND FLOOR:

ENTRANCE HALL	Central heating radiator.
LIVING ROOM	26'7" x 13'8" reducing to 9'10" (8.08m x 4.18m to 3.01m) Natural stone fireplace with 'Living flame' gas fire. French doors to rear. 2 Central heating radiators.
CLOAKROOM/WC	Washbasin in vanity unit. Low level WC. Central heating radiator.
KITCHEN	12'0" x 6'8" (3.67m x 2.04m) Fully fitted with modern beech cupboard units to floor and wall incorporating 1½ bowl stainless steel sink, gas hob and electric double oven unit, extractor hood. Integral washing machine, dishwasher, fridge and freezer. Enclosed combi style central heating boiler. Central heating radiator.

Stairs from the entrance hall lead to:-

FIRST FLOOR:

LANDING	
BEDROOM NO.1	13'10" x 11'11" (4.21m x 3.61m) Built in wardrobes. Central heating radiator.
EN SUITE SHOWER ROOM	Corner shower enclosure with thermostatic shower. Washbasin in vanity unit, WC with concealed cistern. Chrome centrally heated towel warmer. Tiled floor.

BEDROOM NO.2

11'11" x 10'4" (3.64m x 3.15m) Built in wardrobes. Central heating radiator.

BATHROOM

White suite comprising panelled Jacuzzi style bath with shower, washbasin in vanity unit and WC with concealed cistern. Chrome centrally heated towel warmer. Linen cupboard. Tiled floor.

A folding ladder gives access to:-

SECOND FLOOR

ATTIC

17'0" x 11'7" (5.17m x 3.54m) Carpeted with lights and power points. (This area does not have a window)

OUTSIDE:

Driveway to front and side with off road parking. Decked patio area to rear.

SERVICES:

All mains services are connected.

AVAILABILITY:

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

COUNCIL TAX BANDING:

Band 'C'

RENT:

£750 pcm

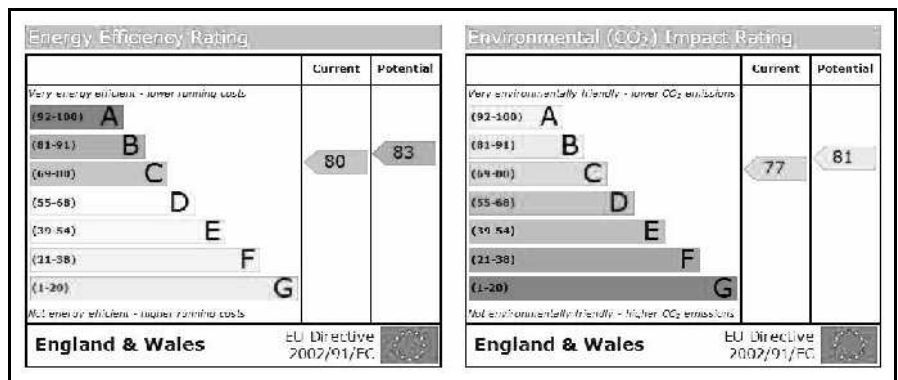
VIEWING:

By appointment with the AGENTS Michael Hart & Company.

DIRECTIONS:

From our Bollington office travel along Wellington Road towards Pott Shrigley. After passing under the first bridge the first road on the left is Adlington Road. Turn into here and immediately right onto Round Gardens, passing behind the 'Dog and Partridge' public house. The driveway to the property will now be found on the left hand side upon reaching the corner in the road.

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).

