

### TO BE LET PART FURNISHED

A Superbly Presented Stone Terraced Cottage In An Elevated Position Close To The Edge Of The Village.



28 SHRIGLEY ROAD, BOLLINGTON, MACCLESFIELD, CHESHIRE SK10 5QU

**£875.00 pcm**

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This traditional cottage has an attractive stone frontage under a slate roof. The accommodation within has been refurbished with high quality fittings and attractive presentation.

A fully fitted kitchen with granite worktops, and a good sized lounge with exposed stone flag flooring and solid fuel burning stove provide living space with character.

At first floor level the main bedroom is generous in size and the bathroom is fitted to a high standard.

The property is situated in an elevated position up and above the road set back by a pleasant walled paved area at the front. To the rear there is a small elevated private patio area, with a larger communal garden area beyond. There is also a private stone store shed.

Shrigley Road is a popular road on the verge of Bollington running out towards the fields and hills of Pott Shrigley. This cottage is positioned conveniently for accessing many of the amenities in Bollington such as shops for everyday needs and a good selection of pubs and restaurants. There are bus services from nearby stops with services running into Macclesfield where there are a comprehensive range of shops and a mainline rail station. Manchester Airport and the Northwest motorway network can be accessed within a radius of 11 miles.

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

### GROUND FLOOR:

LOUNGE	12' 0" x 11'9" (3.65m x 3.58m) Cast iron solid fuel burning stove in exposed stone chimney breast. Stone flag flooring. Central heating radiator.
DINING KITCHEN	11'9" x 10'10" (3.58m x 3.30m) Fitted with modern units to floor and wall with granite worktops incorporating stainless steel sink, gas hob with stainless steel hood and gas oven. Washing machine plumbing. Central heating radiator.

Stairs from the Dining Kitchen lead to:-

### FIRST FLOOR:

LANDING	
BEDROOM NO.1	12'0" x 11'9" (3.65m x 3.58m) Central heating radiator.
BEDROOM NO.2	10'10" x 3'8" (3.3m x 1.12m) Central heating radiator.
BATHROOM	Fitted with modern white suite comprising panelled bath with thermostatic shower, pedestal washbasin and low level WC. Central heating radiator.

OUTSIDE: Small walled garden to the front. Communal yard to the rear with store shed.

SERVICES: All main services are connected.

COUNCIL TAX: Band 'B'

TENANCY INFORMATION: In accordance with the Tenants Fee Act 2019 information relating to Permitted Payments and Tenant Protection can be found on our website [www.michael-hart.co.uk](http://www.michael-hart.co.uk).

RENT: £875.00 pcm

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

DIRECTIONS: From our Bollington office travel along Wellington Road towards Pott Shrigley. Continue onto Palmerston Street and turn right at the traffic lights after the aqueduct into Water Street. Continue to the end and turn right at the T junction onto High Street. High Court will be found after a short distance on the right hand side.

ENERGY RATING: EPC 'C';

FLOOR PLANS:



#### 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 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).

#### 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 Ltd. 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.



