

VIEWINGS ARE HIGHLY RECOMMENDED ON THIS BEAUTIFULLY UPDATED
4 BEDROOMED PERIOD PROPERTY IN A SOUGHT AFTER LOCATION
IN THE HEART OF THE VILLAGE



5 WATER STREET, BOLLINGTON, MACCLESFIELD, SK10 5PA

£475,000

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Originally two properties, this double fronted traditional stone built cottage must be viewed to be fully appreciated. The property stands at the end of a popular side street, located centrally within the village of Bollington.

The property offers flexible living space with a dining room, lounge, additional sitting room as well as a study and large breakfast kitchen on the ground floor. A double sided stove sits between the lounge and dining room adding to the cosy cottage feel in these rooms.

On the first floor there is a family bathroom, four bedrooms and an additional mezzanine 'bunk' accessed from the second bedroom creating an additional sleeping area with plenty of space for a double bed. The master bedroom benefits from having an en-suite shower room.

With views from the front overlooking Bollington Cenotaph and from the rear along the much desired Water Street this is the ideal location for experiencing everything Bollington has to offer. Within walking distance to local pubs and restaurants but also minutes away from the Macclesfield Canal and the Middlewood Way, both of which lead to the countryside that surrounds the village.

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

GROUND FLOOR:

LOUNGE	11'7" x 11'7" (3.54m x 3.52m) Double sided stove with slate hearth. Central heating radiator.
DINING ROOM	11'9" x 11'7" (3.58m x 3.52m) Double sided stove. Central heating radiator. Stairs to first floor
BREAKFAST KITCHEN	16'3" x 9'2" (4.95m x 2.79m) Fully fitted with units to floor & wall incorporating double sink, fridge freezer, dishwasher and washing machine. 5 ring range style gas hob with electric oven and extractor hood. Central heating radiator. Steps to cellar and door to rear patio area.
SITTING ROOM	12'5" x 10'6" (3.78m x 3.20m) With television point. Central heating radiator.
STUDY	9'0" x 7'10" (2.74m x 2.38m)

Stairs from the dining room lead to:

FIRST FLOOR

LANDING

BEDROOM NO.1	11'9" x 11'7" (3.58m x 3.52m) Plus fitted wardrobes. Central heating radiator.
EN-SUITE SHOWER ROOM	With white suite comprising shower unit with thermostatic shower, pedestal washbasin and WC. Central heated towel rail.
BEDROOM NO.2	11'5" x 10'0" (3.48m x 3.05m)with storage cupboard. Central heating radiator. Stairs to mezzanine.
MEZZANINE	13'6" x 9'0" (4.11m x 2.75m) with velux window.
BEDROOM NO.3	11'7" x 9'4" (3.52m x 2.85m) with built in wardrobes. Central heating radiator

BEDROOM NO.4 9'0" x 7'10" (2.74m x 2.38m) with velux windows. Central heating radiator.

FAMILY BATHROOM With modern white suite comprising panelled bath with shower. Pedestal washbasin and WC. Central heated towel rail.

OUTSIDE: Paved area to the rear. Access through ginnel

SERVICES: All mains services are connected.

COUNCIL TAX BANDING: 'C'

TENURE: Leasehold—814 Years Remaining (999 years from 1837)

PRICE: £475,000

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

DIRECTIONS: From our Bollington office travel along Wellington Road towards Pott Shrigley. After passing under two bridges turn right at the traffic lights into Water Street. The property can be found on the right hand side.

ENERGY RATING: EPC -'D'

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.

