



CHARTERED SURVEYORS LAND and ESTATE AGENTS AUCTIONEERS and VALUERS

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A THREE BED MODERN MEWS HOME
WITH PRIVATE GARDEN AND ALLOCATED PARKING
CLOSE TO VILLAGE AMENITIES



23 HAMSON DRIVE, BOLLINTON, MACCLESFIELD, CHESHIRE SK10 5SS

Offers in Excess of £300,000



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23 HAMSON DRIVE, BOLLINGTON, MACCLESFIELD, CHESHIRE SK10 5SS

Set in the heart of Bollington, in a quiet cul-de-sac, this beautifully presented modern mews home offers three bedrooms, allocated parking and a private garden to the rear.

On the ground floor is an expansive and comfortable living room which boasts plenty of natural light. This is the perfect room for purposeful family living and entertaining guests. The fully-fitted, modern dining kitchen includes an impressive selection of integrated appliances including a range oven with 5 ring gas hob and double grill, fridge, Smeg washer dryer and a wine fridge.

The first floor of the property is equally impressive, featuring three bedrooms, a family bathroom and ample storage space. The first two bedrooms are doubles, with large windows letting in plenty of natural light, with plenty of fitted storage within the master bedroom.

Outside, you will find a low-maintenance garden which is perfectly designed for relaxing and soaking up the sun and features a paved patio area.

Within the close there is a residents parking area with an allocated space as well as visitor parking spaces.

Bollington is a picturesque village that offers plenty of amenities to keep you entertained, with plenty of independent pubs, restaurants and shops within the village. Its close proximity to the Peak District National Park makes it an ideal spot for nature lovers and outdoor enthusiasts.

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

GROUND FLOOR:

ENTRANCE HALL	Central heating radiator.
LOUNGE	17'2" x 12'5" (5.26m x 3.83m). Solid wood flooring. Living Flame Gas Fire. Central heating radiator. Door to under stairs storage cupboard.
DINING KITCHEN	15'9" x 10'6" (4.85m x 3.26m) With units to floor and wall incorporating Belfast style sink with mixer tap. Range cooker with double grill, 5 ring gas hob and extractor hood. Integral Smeg fridge, Smeg washer dryer and Wine Fridge. Central heating radiator. Door to rear garden.

Stairs from the entrance hall lead to:-

FIRST FLOOR:

LANDING	Large Storage Cupboard
BEDROOM No.1	15'9" x 11'3 (4.02m x 3.45m) Single and Double built in wardrobes. Central heating radiators.
BEDROOM No.2	9'6" x 9'0" (2.93 m x 2.76m). Central heating radiator.
BEDROOM No.3	9'0" x 6'4" (2.89m x 1.97m) Central heating radiator.
BATHROOM/WC	White suite comprising panelled bath with overhead shower, pedestal washbasin and low level WC. Heated towel rail.

OUTSIDE:

South-West facing private rear garden with paved patio area. Residents parking area with allocated space and visitor spaces.

SERVICES:

All mains services are connected.

COUNCIL TAX BAND:

'D'

TENURE:

Leasehold—808 years remaining

PRICE:

Offer in Excess of £300,000

VIEWING:

By appointment with the agents Michael Hart and Company.

ENERGY RATINGS:

'C'

DIRECTIONS:

From our Bollington Office travel along Wellington Road towards Pott Shrigley. Continue onto Palmerston Street and turn left at the mini roundabout into Hamson Drive.

FLOOR PLAN:



SURVEYS AND VALUATIONS

Should you require a Valuation, RICS Level 2 (Homebuyers) Survey and Valuation, or a Level 3 (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.