

CHARTERED SURVEYORS LAND and ESTATE AGENTS AUCTIONEERS and VALUERS

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michael
HART
& COMPANY

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IN AN ATTRACTIVE SETTING CLOSE TO OPEN COUNTRYSIDE, A SMART AND
EASILY MANAGED MODERN GROUND FLOOR APARTMENT WITH
ALLOCATED PARKING



13 DYERS COURT, BOLLINGTON, MACCLESFIELD, SK10 5GG

£129,625



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13 DYERS COURT, BOLLINGTON, MACCLESFIELD, SK10 5GG

Under the Cheshire East Council 'Discount for Sale' scheme, this is a superb opportunity for first time buyers and other qualifying buyers to own 100% of their own home (not on 'shared equity' basis) but at a price discounted at 15% from the full market value.

Dyers Court is a small development of modern apartments and town houses built in 2002. The location is a charming semi rural one being on the edge of Bollington overlooking hill countryside and local landmark 'White Nancy', and having the River Dean running close by. As well as enjoying such a pleasant setting, there is the benefit of having many of the amenities of Bollington close at hand. These include shops for everyday needs, bus stops with services into Macclesfield and Stockport, plus a number of pubs and restaurants.

This apartment enjoys a superb ground floor position with bright rooms throughout. The accommodation is well balanced to provide a very comfortable home that can be easily managed and affordably run. Of particular attraction is the living room having two windows looking out towards the farmland to the rear. The property is smartly presented, with tasteful fittings and décor throughout.

It is one of six within a building that stands in large landscaped grounds that are regularly maintained. There is a designated car parking space plus space for visitors parking. The grounds include borders, lawns and shrubs plus a landscaped former mill pond. The beautiful countryside surrounding Bollington is easily accessible for lovely walks and other leisure pursuits.

It is conveniently placed with access to many of the amenities available within the village. These include shops for everyday needs, a library, leisure centre, a selection of pubs and restaurants plus transport services into Macclesfield and Stockport. The nearby town of Macclesfield, 3 miles away, provides an extensive range of shopping and entertainment facilities and the main line railway station provides direct connections to Manchester and London. The M6 and M60 Motorways and Manchester International Airport are all within a radius of 10 miles.

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

GROUND FLOOR

COMMUNAL ENTRANCE HALL

ENTRANCE HALL

Cloaks/store cupboard.

LIVING ROOM

14'0" (4.27m) x 10'0" (3.05m) TV Point. Wood laminate flooring. Central heating radiators.

KITCHEN

10'4" (3.14m) x 6'11" (2.11m) Appointed with modern units to floor and wall incorporating 1½ bowl stainless steel sink, integral electric oven and four ring gas hob with extractor, space for fridge/freezer. Plumbing for washing machine. Combi boiler. Central heating radiator.

BEDROOM NO.1

10'3" (3.11m) x 9'9" (2.98m) Sash style window. Central heating radiator.

BATHROOM

White suite comprising panelled bath with electric shower, pedestal washbasin, low level W.C. Tiled walls. Central heating radiator.

OUTSIDE: Allocated parking for residents and visitor parking spaces.

SERVICES: Mains services of gas, electricity, water and drainage are connected.

TENURE: The property is held on a 999 year leasehold basis with a ground rent of £260 per annum and a service charge of £89 per month. The property is sold under the Cheshire East Council 'Discount for Sale' scheme which means the price is discounted by 15% yet the purchaser owns 100% of the property (not shared equity). Details of the 'Discount for Sale' scheme are available from the agents upon request, or at www.cheshireeast.gov.uk/housing/affordable_housing

COUNCIL TAX BANDING: 'A'

PRICE: **£129,625**

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

DIRECTIONS: From our Bollington office travel along Wellington Road towards Pott Shrigley. After passing under the aqueduct continue through the traffic lights along Palmerston Street. Turn right at the mini roundabout onto Church Street, then turn left at the bottom of the road onto Ingersley Vale, Dyers Court is now the first turning on the right.

ENERGY RATING: 'C'

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.

