

NO ONWARD CHAIN
2 BEDROOM STONE BUILT END OF TERRACE COTTAGE
WITH SOUTH FACING GARDEN TO THE REAR AND VIEWS TOWARDS
WHITE NANCY



56 PALMERSTON STREET, BOLLINGTON,
MACCLESFIELD, CHESHIRE SK10 5PW
£265,000

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Constructed of stone under a slate roof, this deceptively spacious end of terrace cottage features a delightful south facing private garden to the rear. The property is set in the heart of the village and offers wonderful views towards White Nancy.

Offered chain free, the accommodation includes a lounge, dining area and kitchen on the ground floor, and 2 well proportioned bedrooms with fantastic views, and bathroom, on the first floor.

Externally, this attractive property has a beautiful south facing garden to the rear and a large separate outbuilding which is currently being used as a utility room.

The home is conveniently placed with easy access to many of the amenities available within the village. These include shops for everyday needs, a library, leisure centre and a selection of pubs and restaurants. There are also regular bus services from Bollington to Macclesfield where more comprehensive shopping can be found. Manchester Airport and access to the northwest motorway network are within a radius of 11 miles.

The property has uPVC double glazing, and in more detail the accommodation comprises:

GROUND FLOOR:

LOUNGE: 13'4" x 13'1" (4.10m x 4.01m) Electric fire in traditional slate fireplace. Sash window. Telephone point. Television point. Central heating radiator. Sliding glass door through to:

DINING AREA: 9'8" x 9'4" (3.01m x 2.87m) Large understairs storage cupboard. Central heating radiator. Laminate flooring. Open to:

KITCHEN: 13'1" x 9'1" (4.01m x 2.79m) Fitted with modern units to floor and wall incorporating stainless steel sink with drainer. Electric oven and hob. Large window looking out onto rear garden. Laminate flooring. Door to back garden.

Stairs from the dining area lead to:

FIRST FLOOR:

LANDING: Access to the loft, with drop down loft ladder.

BEDROOM No.1: 12'6" x 12'3" (3.87m x 3.77m) With built in wardrobes. Central heating radiator.

BEDROOM No.2: 18'3" x 7'9" (5.58m x 2.41m) With fitted wardrobes. Large window with views towards White Nancy. Central heating radiator.

BATHROOM: Modern white suite comprising panelled bath, electric shower and pedestal wash basin. Low level WC. Central heated towel rail.

OUTSIDE: Private garden to the rear with lawn, raised beds and patio area. Large additional outbuilding with light, power and water currently being used as a utility room. WC. Additional access through a ginnel to the side of the property.

SERVICES: All mains services are connected.

TENURE: Leasehold—999 years from June 1817—792 years remaining.

COUNCIL TAX: BAND 'B'

ENERGY RATING 'E'

PRICE: **£265,000 *CHAIN FREE***

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

DIRECTIONS: From our Bollington office travel along Wellington Road towards Pott Shrigley. The property will be found right hand side just after High Street.

FLOOR PLANS:



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.

