

CHARTERED SURVEYORS LAND and ESTATE AGENTS AUCTIONEERS and VALUERS

36 Park Lane Poynton Stockport Cheshire SK12 1RE
telephone 01625 876331
poynton@michael-hart.co.uk

2 Henshall Road Bollington Macclesfield Cheshire SK10 5HX
telephone Bollington 01625 575578
bollington@michael-hart.co.uk

Andrew M Hart BEng(Hons), Dip Surv, MRICS

www.michael-hart.co.uk

A WELL PRESENTED AND SPACIOUS STONE BUILT TERRACED HOUSE
HAVING TWO BEDROOMS AND A USEFUL ATTIC,
IN A CONVENIENT LOCATION CLOSE TO VILLAGE AMENITIES.



16 HENSHALL ROAD, BOLLINGTON, MACCLESFIELD, SK10 5HX

£225,000



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16 HENSHALL ROAD, BOLLINGTON, MACCLESFIELD, SK10 5HX

This stone mid terraced house offers good sized accommodation with two bedrooms and two separate reception rooms. Traditional cast iron fireplaces, slate tile floors and exposed floorboards give a homely tone and with a very smart and spacious bathroom complementing this on a more contemporary level.

With a cellar at basement level and a very useful attic area with roof windows, the house has plenty of space available.

The house enjoys an open outlook to the rear, with a stone flagged communal yard.

The location of the house is very convenient for accessing the good local amenities in Bollington. These include shops for everyday needs, pubs and restaurants and bus stops with services into Macclesfield and Stockport. There is a mainline railway station and a more comprehensive range of shops in Macclesfield which is approximately 3 miles away.

Walks into the beautiful countryside that surrounds Bollington can be taken from the doorstep with the property being close to both the Middlewood Way and Macclesfield Canal.

There is gas fired central heating to the accommodation which comprises in more detail:-

GROUND FLOOR:

ENTRANCE HALL	Slate tiled floor.
LOUNGE	10'7" x 9'11" (3.22m x 3.03m) Cast iron fireplace. Exposed pine flooring. Meter cupboard. Central heating radiator.
DINING ROOM	13'11" x 10'11" (4.23m x 3.33m) Cast iron fireplace. Slate tiled floor. Central heating radiator. Open to:
KITCHEN	6'8" x 5'10" (2.02m x 1.79m) Fitted with white units to floor and wall incorporating stainless steel sink. Electric hob with hood, electric oven. Washing machine plumbing. Space for Fridge.

Steps from the Dining Room lead down to:

CELLAR	9'7" x 9'3" (2.93m x 2.81m) Plus additional storage area.
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A staircase from the Entrance Hall leads up to:-

FIRST FLOOR:

LANDING	Built in store cupboard plus under stairs storage area.
BEDROOM NO.1	14'0" x 9'11" (4.26m x 3.02m) Cast iron fireplace. Good range of fitted wardrobes and storage units along one wall.
BEDROOM NO.2	8'2" x 5'9" (2.49m x 1.75m) Central heating radiator.
BATHROOM/WC	Modern white suite comprising 'P' shaped panelled bath with thermostatic shower, pedestal washbasin, WC. Exposed pine floorboards. Central heating radiator.

A staircase from the Landing area leads up to:-

ATTIC	13'1" x 12'5" (3.98m x 3.79m) overall, with reduced headroom in eaves.
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OUTSIDE:

Communal yard to rear.

SERVICES:

All mains services are connected.

COUNCIL TAX:

Band 'B'

TENURE:

Freehold

PRICE:

£225,000

VIEWING:

By appointment with the AGENTS Michael Hart & Company, Bollington office 01625 575578.

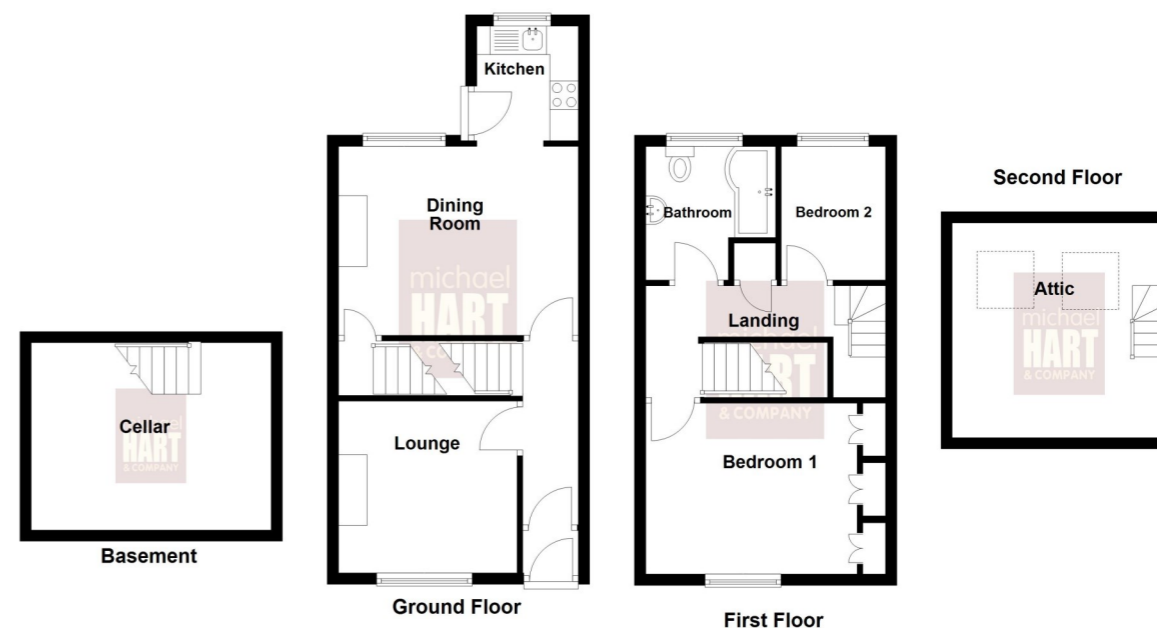
DIRECTIONS:

From our Bollington office travel up Henshall Road towards Macclesfield. The property will be found after a short distance on the left hand side.

ENERGY RATING:

EPC 'E'

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.