

IMMACULATELY PRESENTED AND UPGRADED TO A HIGH STANDARD, AN ATTRACTIVE STONE BUILT FOUR BEDROOMED SEMI DETACHED HOME WITH A PRIVATE REAR GARDEN AND OFF ROAD PARKING, IN A PLEASANT SIDE ROAD SETTING.



6 KINGSWAY, BOLLINGTON, MACCLESFIELD,
CHESHIRE SK10 5EU
£370,000

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This attractive semi detached house built in the 1930s has local stone elevations under a pitched slate roof. A recent comprehensive refurbishment and upgrading project has been completed by the present owners, resulting in a delightful home with high quality fittings with the real highlight being an impressive extended kitchen diner with bi-fold doors opening onto the large garden.

To the first floor are four bedrooms and family bathroom. The large master bedroom benefits from having an en-suite shower room.

The house is set back from the road and has a parking area and garden to the front. The superb rear garden has been landscaped to include a stone flagged patio and lawn. Beyond the lawn is a large storage shed currently being used as a workshop.

Kingsway is a pleasant side road of Bollington set out in Avenue fashion with grass verges and mature trees. It is a convenient location for access to good primary schools, Bollington Leisure Centre, local shops and various other amenities available within the village. Bus stops are close by with services into Macclesfield and Stockport where there are mainline railway stations and a comprehensive range of shops and services.

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

GROUND FLOOR:

ENTRANCE HALL

LOUNGE: 14'9" x 11'3" (4.55m x 3.47m) Open fire with hearth and mantle. Laminate flooring. Central heating radiator. Television point. Open to:

CONSERVATORY: 10'2" x 7'4" (3.13m x 2.27m) Half brick with one brick wall. Glass roof. Central heating radiator. Double doors opening onto garden patio.

KITCHEN DINING ROOM 15'3" x 12'5" (4.67m x 3.84m) Modern white units to floor and wall plus central island. Belfast style sink. Wooden worktops. Plumbing for dishwasher and space for fridge freezer. Double electric oven and gas hob with extractor hood. Underfloor heating. Bi-Fold doors opening out onto patio.

UTILITY ROOM 8'2" x 4.7" (2.50m x 1.43m) Units to wall. Plumbing for washing machine and space for dryer. Door to back garden.

WC Low level WC.

Stairs from the Entrance Hall lead to:-

FIRST FLOOR:-

LANDING Central heating radiator.

BEDROOM NO.1 12'5" x 12'2" (3.84m x 3.72m) Exposed stone feature wall with uplighting. Central heating radiator.

EN-SUITE SHOWER ROOM With low level WC, Thermostatic shower and washbasin in vanity unit. Central heating chrome towel rail.

BEDROOM NO.2 11'4" x 8'6" (3.48m x 2.64m) Central heating radiator.

BEDROOM NO.3 8'6" x 8'3" (2.64m x 2.56m) Central heating radiator.

BEDROOM NO.4 7'8" x 5'9" (2.38m x 1.80m) Central heating radiator.

BATHROOM 3 piece suite with shower over bathtub. Low level WC and pedestal washbasin. Tiled walls and floor.

OUTSIDE: Private rear garden with lawn and patio area. Large storage shed/workshop. Driveway to the front of the property for multiple cars. Access to garden round the side of the property

COUNCIL TAX: Band 'B'

PRICE: **£370,000**

TENURE: Freehold and free from Chief Rent.

EPC: TBC

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

DIRECTIONS: From our Bollington office travel up Henshall Road towards Macclesfield. Turn sixth left into Kingsway just before Bollington Cross school and the pelican crossing. Bear round to the right at the triangle of grass on Kingsway and the property can be found on the left hand side.

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.

