

NO ONWARD CHAIN

**A THREE BEDROOM SEMI-DETACHED HOME SET BACK FROM THE ROAD
WITH FRONT AND REAR GARDENS, DOUBLE GARAGE AND ADDITIONAL
PARKING FOR MULTIPLE VEHICLES TO THE REAR**



17 KINGSWAY, BOLLINGTON, MACCLESFIELD,
CHESHIRE SK10 5EU
£295,000

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Offered chain free, this attractive 1930's semi-detached home has plenty of potential to modernise, update and even extend if required, as many properties have been on this quiet one way side road.

On the ground floor is a good sized lounge with living flame gas fire. An open kitchen diner across the back of the property looks out onto the pleasant rear garden. To the first floor are three bedrooms and a shower room.

The superb rear garden has been landscaped to include a stone flagged patio and lawn.

A real highlight of this outside space is the amount of parking available. There is off road parking to the front of the property and to the rear there is a large double garage with power, big enough for 2 vehicles as well as parking to the front of the garage, which could comfortably fit another 2 cars. This is accessed from a small track to the rear of the properties on Kingsway.

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 PORCH	Central heating radiator.
LOUNGE	14'8" x 11'4" (4.52m x 3.48m) Gas fire. Central heating radiator. Large understairs storage cupboard.
OPEN PLAN KITCHEN DINER	14'8" x 12'3" (4.52m x 3.77m) With units to floor and wall incorporating stainless steel sink, gas hob and oven and dishwasher. Plumbing for washing machine. Integrated fridge and freezer. Sliding glass doors from dining area onto garden. Back door to garden.

Stairs from the Entrance Hall lead to:-

FIRST FLOOR:-

HALLWAY	
BEDROOM NO.1	11'6" x 9'2' (3.53m x 2.83m) Central heating radiator.
BEDROOM NO.2	9'3" x 8'0" (2.84m x 2.44m) Central heating radiator.
BEDROOM NO.3	9'4" X 6'3" (2.87m x 1.93m) Central heating radiator.
SHOWER ROOM	Low level WC and pedestal washbasin. Shower cubicle. Large storage cupboard with combi boiler.

OUTSIDE: As mentioned previously, parking for multiple vehicles both to the front and rear of the property. Large rear garden with patio and lawn.

DETACHED GARAGE 24'3" x 17'5" (7.42m x 5.34m) With power, accessed from a track at the back of the properties from Kingsway. 2 up and over doors. Additional parking space behind the garage for multiple vehicles.

COUNCIL TAX: Band 'B'

PRICE: **£295,000**

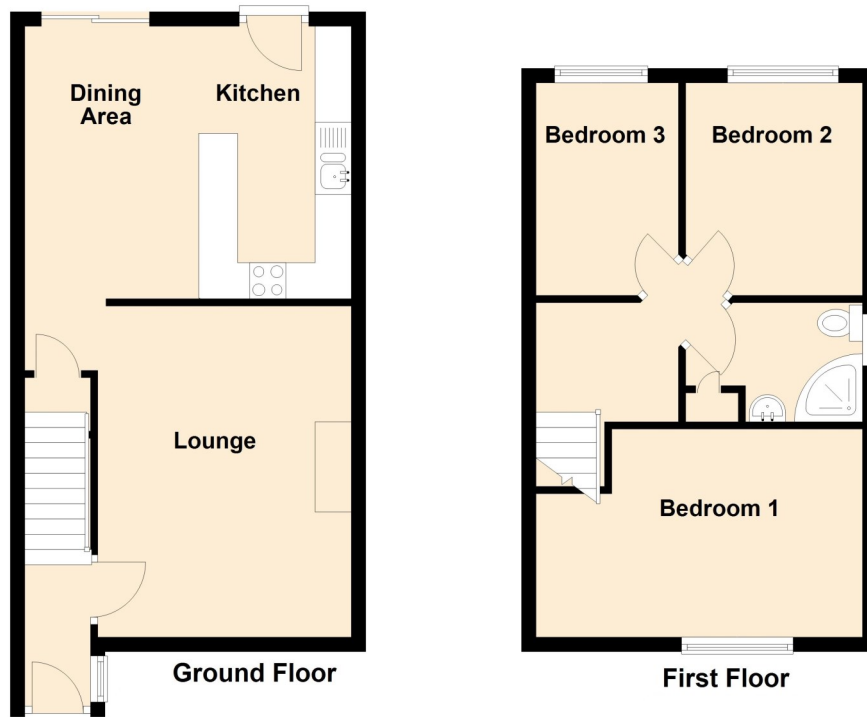
TENURE: Freehold and free from Chief Rent.

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 right hand side.

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.

