

HAVING SUPERB POTENTIAL, A THREE BEDROOMED EXTENDED
SEMI-DETACHED HOME REQUIRING REFURBISHMENT WORKS
AND WITH SCOPE FOR FURTHER ENHANCEMENT,
IN A POPULAR LOCATION WITH A SOUTH FACING REAR GARDEN



37 CROSSFIELD ROAD, BOLLINGTON, MACCLESFIELD,
CHESHIRE SK10 5EU

Offers Invited Around £275,000

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CHESHIRE, SK10 5EA

In need of renovation, this semi detached house has been extended from its original form to make a spacious family home having three good sized bedrooms. Making the most of the south facing rear elevation, a versatile garden room has been added to the rear.

The loft has been boarded out and a window added to provide further space, and there is the possibility of yet more expansion of the accommodation with the completion of a fourth bedroom over the integral garage. With this is the opportunity to upgrade and re-appoint to a purchasers particular requirements.

To the front of the house there is a double width driveway and there is further parking in the good sized garage. At the rear there is a south facing garden which will catch any sun for the majority of the day.

The location on Crossfield Road is one which has the convenience of local shops, Bollington Leisure Centre, bus services and primary schools all close at hand. Nearby footpaths offer the ability to take walks into the beautiful countryside that surrounds Bollington.

The accommodation has electric heating and comprises in more detail:-

GROUND FLOOR:

ENTRANCE HALL uPVC double glazed front door.

LOUNGE 12'0" x 11'10" (3.66m x 3.62m) Natural stone fireplace with open flue. Telephone point. Electric storage heater.

DINING ROOM 18'8" x 10'2" (5.70m x 3.11m) 3 Wall light points. Electric storage heater.

KITCHEN 10'2" x 9'9" (3.10m x 2.98m) Fully fitted with units to floor and wall incorporating stainless steel sink. Electric cooker point.

GARDEN ROOM 9'6" x 6'9" (2.91m x 2.07m) Terrazzo tiled floor.

Stairs from Entrance Hall lead to:-

FIRST FLOOR:

LANDING Access to boarded attic room.

ATTIC ROOM 15'4" x 13'3" (4.67m x 4.04m) into eaves.

BEDROOM NO.1 11'11" x 15'2" reducing to 12'0" (3.65m x 4.64m reducing to 3.67m) including built in wardrobes. Electric storage heater.

BEDROOM NO.2 10'3" x 8'8" maximum (3.12m x 2.66m maximum) Hot water cylinder in airing cupboard. Electric storage heater.

BEDROOM NO.3 10'9" x 9'3" (3.28m x 2.82m)

BATHROOM/WC With suite comprising panelled bath with electric shower, low level WC and pedestal washbasin.

OUTSIDE: Garden and driveway to the front with parking for multiple cars.

INTEGRAL GARAGE 17'7" x 16'1" (4.43m x 2.85m) Electric light and power.

SERVICES: Mains services of electricity, water and drainage are connected and a telephone is installed.

TENURE: We understand from the vendor that the property is Freehold and free from Chief Rent.

COUNCIL TAX: Band 'D'

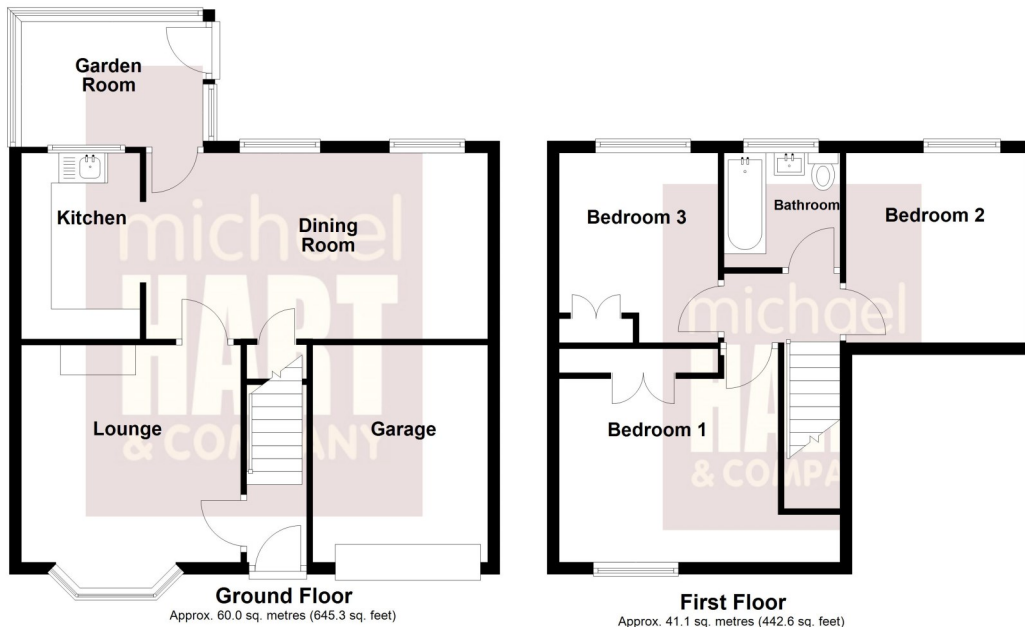
EPC RATING: TBC

PRICE: **Offers Invited Around £275,000**

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

DIRECTIONS: From our Bollington office travel up Henshall Road towards Macclesfield. Turn third left into Southwest Avenue and second right into Crossfield Road and the property will be found on the left hand side.

FLOOR PLAN:



Total area: approx. 101.1 sq. metres (1087.9 sq. feet)

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.

