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NO ONWARD CHAIN

**IN A QUIET AND CONVENIENT LOCATION ADJACENT TO THE RIVER DEAN,
A FULLY REFURBISHED AND WELL PROPORTIONED FIRST FLOOR FLAT
WITH OFF ROAD PARKING**



27 RIVERBANK CLOSE, BOLLINGTON, MACCLESFIELD, SK10 5JD

£185,000



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27 RIVERBANK CLOSE, BOLLINGTON, MACCLESFIELD SK10 5JD

The positioning of this flat is a great asset in that Riverbank Close is a quiet cul-de-sac close to local amenities and open countryside. As the name suggests the close runs along the bank of the River Dean and this property has a vantage point from its first floor standing overlooking the river and the fields beyond to the Cheshire Plain.

The flat is one in a block of four purpose built, each with a private ground floor entrance. The accommodation is well proportioned and smart in appearance having recently been refurbished throughout including new carpets, with modern bathroom and kitchen fittings.

There is a designated off-road car parking area and shared gardens to the front and rear that are maintained under service contract. This also includes external window cleaning and building maintenance.

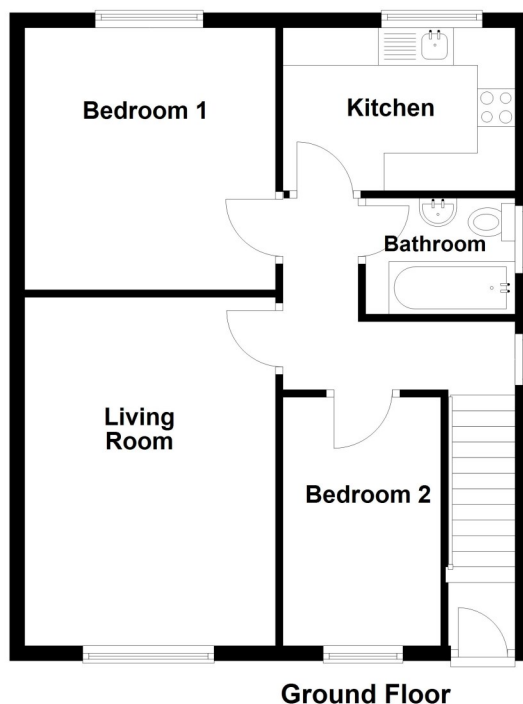
The cul-de-sac is within close proximity to shops, bus stops, primary schools, the doctors' surgery and a number of other amenities of Bollington, which are a relatively level walk away. Macclesfield is approximately 3 miles away where there are a more comprehensive range of shops and a mainline train station. The positioning of the home is a great asset, offering many factors which are matched by few bungalows in Bollington.

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

FIRST FLOOR:

LANDING	Built in store cupboard. Central heating radiator.
LIVING ROOM	15'5" x 11'0" (4.70m x 3.35m) Television aerial point. Central heating radiator.
KITCHEN	10'2" x 7'2" (3.10m x 2.18m) Units to floor and wall with worktops incorporating stainless steel sink and gas hob with extractor hood. Electric oven, integrated slimline dishwasher, fridge and freezer. Plumbing for washing machine. Gas fired central heating boiler. Central heating radiator.
BEDROOM NO.1	13'0" x 11'2" (3.96m x 3.40m) Central heating radiator.
BEDROOM NO.2	11'0" x 6'9" (3.35m x 2.06m) Storage over stairs. Central heating radiator.
BATHROOM/WC	Modern white suite comprising panelled bath with shower, pedestal washbasin and low level WC. Central heating radiator.
<u>OUTSIDE:</u>	Shared lawned gardens to front and rear, allocated off road car parking space.

<u>SERVICES:</u>	All main services are connected.
<u>COUNCIL TAX BANDING:</u>	'B'
<u>TENURE</u>	Leasehold—954 years remaining
<u>PRICE</u>	£185,000
<u>VIEWING:</u>	By appointment with the AGENTS Michael Hart & Company.
<u>DIRECTIONS:</u>	From our Bollington office travel along Wellington Road towards Pott Shrigley. Turn first left into Albert Road and first right into Riverbank Close. The property will be found on the left.
<u>ENERGY RATINGS:</u>	EPC Rating 'TBC'
<u>FLOOR PLANS:</u>	



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.

