



CHARTERED SURVEYORS LAND and ESTATE AGENTS AUCTIONEERS and VALUERS

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A RECENTLY COMPLETED END OF MEWS HOME OFFERING VERY SMART CONTEMPORARY ACCOMMODATION AND NEW FITTINGS, ENJOYING A SUPERB POSITION WITHIN THE CONSERVATION AREA OVERLOOKING THE VILLAGE AND CLOSE TO LOVELY COUNTRYSIDE.



1 PEAK VIEW, HIGH STREET, BOLLINGTON,
MACCLESFIELD, CHESHIRE SK10 5PF
£260,000



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Recently completed and offering very smart contemporary accommodation, this end of mews home is one of six within an attractive development sitting in a lovely elevated location within Bollington Conservation Area overlooking the village and Peak Park. The homes are designed to complement their surroundings and feature an archway to the centre of the row allowing access to a private parking area at the rear.

The ground floor features a large open plan living/dining/kitchen area with French doors opening onto a rear decking area from where a superb view across the village can be enjoyed. On the first floor there are two well proportioned bedrooms, the master bedroom having en suite shower room, and there is a family bathroom also. Floor coverings are fitted and there is bright neutral white décor together with new fittings throughout.

The house is set back from High Street with a garden to the front. A passageway to the side leads to the decking area at the rear with superb view as previously mentioned. The access to the car park has fob operated security bollards and there are two allocated places for this property.

The central area of Bollington is within a few minutes walk, where there is a good selection of cafes, restaurants, pubs, plus local independent bakers, butchers and other shops catering for everyday needs. There is also the beautiful countryside that surrounds Bollington within easy reach, including the local landmark 'White Nancy'. Macclesfield is 3 miles away. Manchester airport and the northwest motorway network are within 10 miles.

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

GROUND FLOOR:

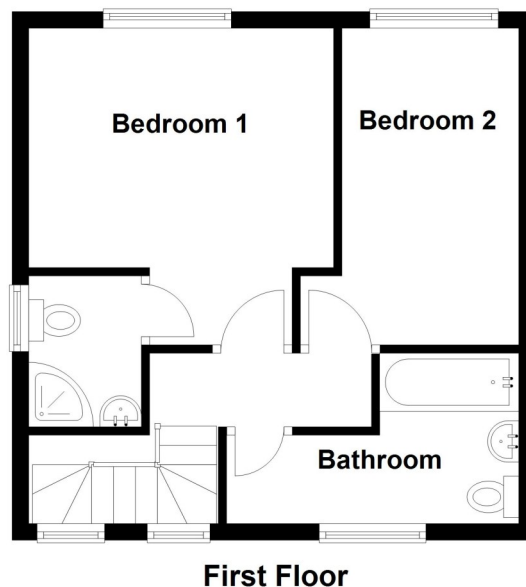
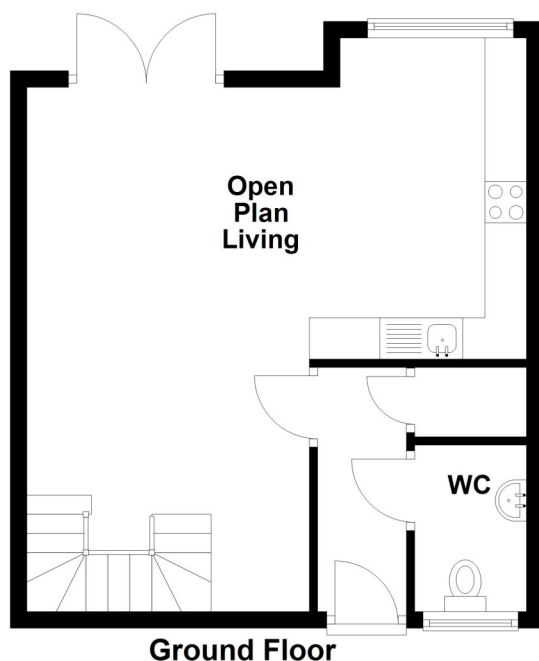
ENTRANCE HALL	Laminate flooring. Large built in storage cupboard. Central heating radiator.
CLOAKROOM/WC	WC, pedestal wash basin. Laminate flooring. Central heating radiator.
LIVING ROOM	20'4" x 12'4" (6.22m x 3.79m) Laminate flooring. 2 Central heating radiators. French doors leading to decking area. Open to:
KITCHEN AREA	12'7" x 7'3" (3.88m x 2.25m) Fitted with modern units to floor and wall incorporating stainless steel sink with drainer, electric hob and oven with extractor hood, space for fridge freezer. Plumbing for washing machine. Laminate floor. Wall mounted combi-boiler.

Stairs from the open plan living space lead to:

FIRST FLOOR:

LANDING	Central heating radiator.
BEDROOM No.1	12'5" x 11'7" (3.82m x 3.57m) Central heating radiator.
EN-SUITE SHOWER ROOM	Shower enclosure with thermostatic shower, pedestal washbasin, WC. Part tiled walls. Tiled floor. Centrally heated towel rail.
BEDROOM No.2	12'5" x 7'7" (3.82m x 2.37m) Central heating radiator.
BATHROOM/WC	Suite comprising panelled bath with overhead shower, pedestal wash basin, WC. Part tiled walls. Tiled floor. Centrally heated towel rail.

<u>OUTSIDE:</u>	Decking area to the rear of the property with views over the village. Parking area with 2 allocated spaces.
<u>SERVICES:</u>	All mains services are connected.
<u>COUNCIL TAX BANDING:</u>	C
<u>TENURE:</u>	Freehold
<u>PRICE:</u>	£260,000
<u>VIEWING:</u>	By appointment with the AGENTS Michael Hart & Company.
<u>DIRECTIONS:</u>	From our Bollington office travel up Grimshaw Lane towards Kerridge. Turn left at the top into Chancery Lane and the development will be found on the left hand side on the corner of High Street.
<u>ENERGY RATING:</u>	EPC 'B'
<u>FLOOR PLANS:</u>	



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.

