

FOR SALE BY AUCTION

REQUIRING EXTENSIVE RENOVATION AND WITH GREAT POTENTIAL,
A THREE BEDROOMED SEMI DETACHED VICTORIAN HOME CLOSE TO
MACCLESFIELD CANAL



41 HOLLINS ROAD, MACCLESFIELD, CHESHIRE SK11 7EA

GUIDE PRICE £235,000

FOR SALE BY AUCTION

CLOSING DATE MONDAY 23RD SEPTEMBER AT 1:00pm

41 HOLLINS ROAD, MACCLESFIELD, CHESHIRE, SK11 7EA

Set back from the road, with gardens to the front and side of the property, this semi-detached Victorian home has superb potential is offered as a total renovation project. With the desired attributes of high ceilings and period features along with a pleasant location with views of countryside over Macclesfield, close to Macclesfield Golf Club.

Presently the accommodation comprises a front porch, hallway, lounge, dining room, kitchen on the ground floor, with two double bedrooms a bathroom room at first floor level. On the top floor is the third double bedroom.

The nearby town of Macclesfield provides an extensive range of shopping and entertainment facilities and the main line railway station provides direct connections to Manchester and London. The M56 and M60 Motorways and Manchester International Airport are all within a radius of 12 miles.

The property is also a short walk from Buxton Road where there have been a number of new businesses opening recently, with the addition of independent café's and bakeries within a small row of shops.

The accommodation comprises in more detail:-

GROUND FLOOR:

PORCH

ENTRANCE HALL

LOUNGE 15'1" x 12'9" (4.61m x 3.94m) With electric fire. Bay window to front.

DINING ROOM 13'4" x 12'9" (4.11m x 3.94m) Large built in cupboard. Open fireplace.

KITCHEN 8'0" x 7'5" (2.46m x 2.30m) Units to floor and wall. Space and plumbing for washing machine. Electric hob and oven.

CELLAR Half Cellar

Stairs lead up from the hallway to:

FIRST FLOOR:

LANDING With arched window to the front of the property.

BEDROOM NO.1 13'1" x 13'0" (4.00m x 3.97m)

BEDROOM NO.2 12'7" x 11'2" (3.90m x 3.44m)

BEDROOM NO.3 15'6" x 11'4" (4.7m x 3.45m)

BATHROOM / WC Panelled bath. Pedestal washbasin and WC. Storage cupboard.

OUTSIDE: Gardens to the front, side and rear.

TENURE: Freehold and free from chief rent.

AUCTION GUIDE PRICE: £235,000

The property is being sold by online auction (traditional as opposed to conditional method of auction) with a closing date and time for bids being Monday 23rd September 2024

For full details of the auction process, and in order to register to bid, please visit our website: www.michael-hart.co.uk

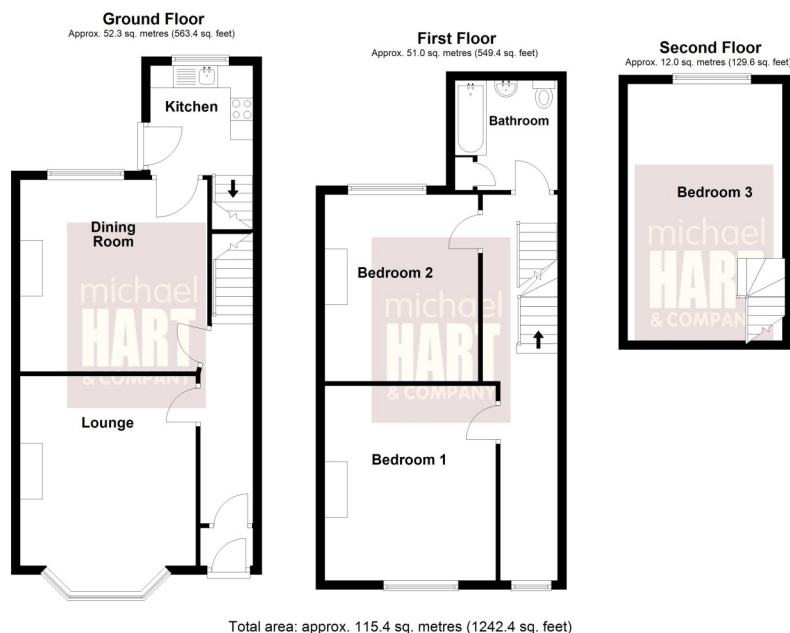
COUNCIL TAX BAND: 'D'

VIEWING: By appointment with the AGENTS Michael Hart & Company, Bollington office 01625 575578.

DIRECTIONS: Heading out of Macclesfield on the Silk Road, turn left onto Windmill Street. At the top of Windmill Street, bear right at the turning for Blakelow Road towards Macclesfield Golf Club. The property is the end one on the right hand side.

ENERGY RATING: 'G'

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.

