

NO ONWARD CHAIN
IN THE HEART OF THE VILLAGE ON A QUIET SIDE ROAD, THIS SUBSTANTIAL
MID-TERRACED HOUSE WITH PRIVATE GARDEN HAS PLENTY OF POTENTIAL
TO CREATE A FANTASTIC FAMILY HOME



8 GARDEN STREET, BOLLINGTON, MACCLESFIELD, CHESHIRE SK10 5JQ

£265,000

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In a quiet location within the centre of the village, this deceptively spacious terraced cottage offers plenty of potential to create a beautiful family home.

The ground floor features an open plan living space incorporating a lounge, with log burning stove, open to a large kitchen dining area. A door from the kitchen leads to a private garden to the rear of the property, which is a fantastic feature for a property so central to the village.

To the first floor are two double bedrooms and a family bathroom, with stairs from the hallway leading to a room within the loft space.

The home is conveniently placed with easy access to many of the amenities available within the village. These include shops for everyday needs, a library, leisure centre and a selection of pubs and restaurants. There are also regular bus services from Bollington to Macclesfield where more comprehensive shopping can be found. Manchester Airport and access to the northwest motorway network are within a radius of 11 miles.

The property has uPVC double glazing, and in more detail the accommodation comprises:

GROUND FLOOR:

LOUNGE: 12'6" x 11'6" (3.85m x 3.55m) Log burning stove with hearth. Wooden flooring. Central heating radiator. Archway leading to:

DINING AREA: 11'1" x 9'6" (3.40m x 2.94m) Wooden flooring. Under stairs storage cupboard. Central heating radiator. Open to:

KITCHEN: 12'6" x 7'9" (3.85 x 2.41) Wooden flooring. Units to floor and wall. Stainless steel sink with drainer. Door from kitchen leading to a private back garden.

Stairs from the dining area lead to:

FIRST FLOOR:

LANDING:

BEDROOM No.1: 12'6" x 11'6" (3.85m x 3.55m). Two built in wardrobes. Central heating radiator.

BEDROOM No.2: 20'7" x 6'2" (6.31m x 1.93m) Central heating radiator.

BATHROOM: White suite comprising panelled bath, electric shower and pedestal washbasin. Low level WC. Central heating radiator.

Stairs from the landing lead to:

SECOND FLOOR:

LOFT ROOM: 15'8" x 12'6" (4.48m x 3.86m). With 2 Velux windows.

OUTSIDE: Approximately 27'0" x 12'9" (8.50m x 3.95m) with through access for neighbours.

SERVICES: All mains services are connected.

TENURE: Freehold

COUNCIL TAX: BAND 'C'

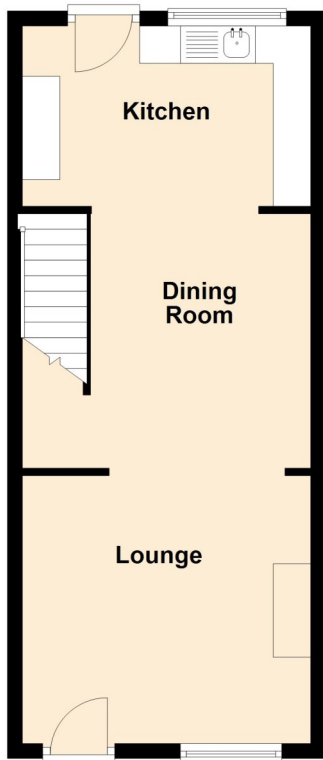
ENERGY RATING 'D'

PRICE: **£265,000 *CHAIN FREE***

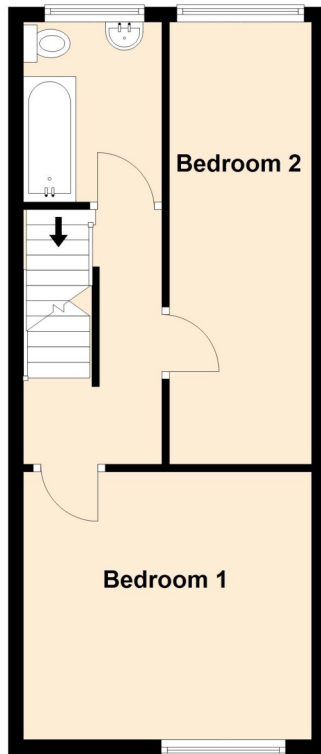
VIEWING: By appointment with the AGENTS Michael Hart and Company.

DIRECTIONS: From our Bollington office travel along Wellington Road towards Pott Shrigley. Garden Street is the second left turning immediately after the Post Office and the property can be found on the left hand side.

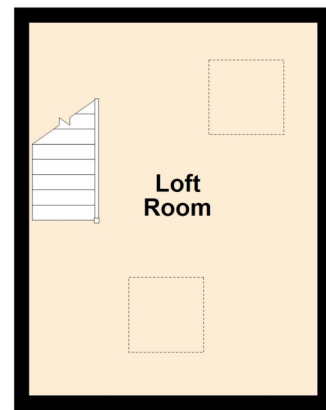
FLOOR PLANS:



Ground Floor
Approx. 36.9 sq. metres (397.4 sq. feet)



First Floor
Approx. 36.9 sq. metres (397.4 sq. feet)



Second Floor
Approx. 18.6 sq. metres (200.6 sq. feet)

Total area: approx. 92.5 sq. metres (995.4 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.

