

VIEWINGS ARE HIGHLY RECOMMENDED ON THIS EXTENDED PROPERTY
WITH FLEXIBLE LIVING SPACE SITUATED IN AN ELEVATED POSITION ON A
QUIET AND POPULAR SIDE ROAD



2 WARD AVENUE, BOLLINGTON, MACCLESFIELD, CHESHIRE SK10 5LU

£540,000

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Originally a bungalow, this two double bedroomed property has been carefully designed and planned to make a spectacular home with plenty of flexible living space. Set in an elevated position on a quiet and popular side road, viewings are highly recommended.

On the ground floor, off the bright and airy hallway there is a large living/dining space with gas fire, Kitchen, Utility Room, Shower Room/WC, Office Space and Conservatory. There is also the large second bedroom at this level. Stairs from the hallway lead up to the bathroom and master bedroom with dressing area.

Amenities within Bollington are in easy reach including the library, arts centre, shops for everyday needs, and a selection of pubs and restaurants. The Macclesfield Canal is close by making it easy to take walks out into the nearby beautiful countryside that surrounds the village. Bus services run into Stockport, and Macclesfield approximately 3 miles away, where there is a more comprehensive range of shops and a mainline rail station. The M60 and M56 motorways, and Manchester Airport are all within an 11 mile radius.

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

GROUND FLOOR:

ENTRANCE HALL	Large understairs storage cupboard. 2 x Central heating radiators.
LOUNGE / DINING AREA	23'2" x 15'5" at widest point, narrowing to 8'9" (7.08m x 4.75m to 2.74m). With gas fire with marble surround and hearth. Sliding glass doors opening to the rear garden. 2x central heating radiators.
KITCHEN	11'5" x 10'6" (3.51m x 3.25m) Wooden units to floor and wall. Gas AGA cooker and additional 2 ring gas hob. Mix of wooden and marble worktops. White ceramic sink with drainer. Integrated dishwasher. Door to back garden.
STUDY	9'5" x 8'1" (2.91m x 2.48m). Built in office furniture including desk, drawers and storage cupboards. Central heating radiator.
CONSERVATORY	10'3" x 9'5" (3.14m x 2.91m). Central heating radiator. Double glass doors opening to rear garden.
BEDROOM 2	19'4" x 11'5" (5.94m x 3.53m). Central heating radiator.
UTILITY ROOM	7'8" x 5'1" (2.40m x 1.56m). Plumbing for washing machine and space for dryer. Central heating radiator.
SHOWER ROOM /WC	Shower enclosure with thermostatic shower. Washbasin and low level WC. Central heating radiator. Part tiled.

A staircase from the Entrance Hall leads up to:-

FIRST FLOOR:

LANDING	Velux window.
BEDROOM NO.1	15'2" x 9'5" (4.64m x 2.92m). With built in drawers. Central heating radiator.
DRESSING AREA	10'8" x 9'5" (3.30m x 2.92m) With built in furniture. Access to loft space. Velux window. Central heating radiator.

BATHROOM/WC: With shower enclosure with thermostatic shower and separate bathtub. Low level WC. Pedestal washbasin. Velux Window. Central heated towel rail.

OUTSIDE: Beautifully maintained front and rear gardens. Large driveway to the front leading to the integral garage.

SERVICES: All mains services are connected.

COUNCIL TAX: Band 'D'

TENURE: Freehold

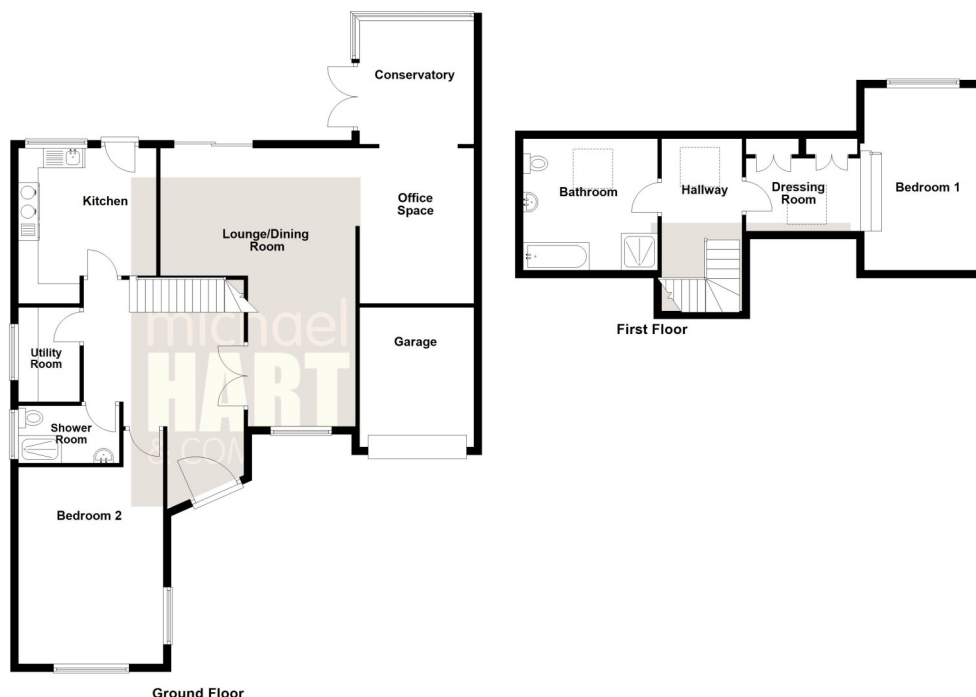
PRICE: **£540,000**

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

DIRECTIONS: From our Bollington Office travel up Grimshaw Lane towards Kerridge. After passing under the aqueduct turn third left into Fairfield Avenue and then first right into Ward Avenue. The property will be found on the right hand side.

ENERGY RATING: EPC 'D'

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.

