



CHARTERED SURVEYORS LAND and ESTATE AGENTS AUCTIONEERS and VALUERS

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A THREE BEDROOMED DORMER PROPERTY  
WITH FRONT AND REAR GARDENS, DETACHED GARAGE AND DRIVEWAY  
IN A QUIET CUL-DE-SAC LOCATION



8 ELMSWAY, BOLLINGTON, MACCLESFIELD, SK10 5NP

£315,000



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## 8 ELMSWAY, BOLLINGTON, MACCLESFIELD, SK10 5NP

This semi detached three bedroomed dormer property offers good sized living accommodation, the highlight being a large through lounge and dining area with French doors opening onto the rear garden providing plenty of natural light. The kitchen has plenty of counter and cupboard space and has plumbing for the washing machine and space for a large fridge freezer, as well as a useful pantry. At ground floor level there is also a wet room with electric shower and WC.

Upstairs are three bright bedrooms with the master bedroom overlooking the private garden to the rear.

The property stands with a small garden to the front and a driveway leading to a detached garage. To the rear of the property there is a low maintenance private paved garden.

The property is in a convenient location for many of the amenities available in Bollington. These include shops for everyday needs, recreation parks, pubs, restaurants and public transport links with services into Macclesfield and Stockport. There are a number of other facilities such as the leisure centre, library etc. available in Bollington. The beautiful countryside that surrounds the village is easily accessible

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

### GROUND FLOOR:

ENTRANCE HALL	Under stairs storage. Central heating radiator.
LOUNGE	13'5" x 10'7" (4.13m x 3.27m) Gas fire in surround. Central heating radiator. Open to:
DINING AREA	7'7" x 7'3" (2.35m x 2.22m) French doors opening into garden. Central heating radiator.
KITCHEN	12'2" x 7'2" (3.72m x 2.22m) Fitted with units to floor and wall incorporating stainless steel sink. Space for fridge / freezer. 4 Ring Gas hob and electric oven. Plumbing for washing machine. Wall mounted gas fired central heating boiler. Built in pantry cupboard. Central heating radiator.
WET ROOM / WC	Wet room style area with electric shower, washbasin and WC. Central heating radiator

Stairs from the Entrance Hall lead to:-

### FIRST FLOOR:-

LANDING	Built in storage
BEDROOM NO.1	12'3" x 10'8" (3.77m x 3.30m) with built in wardrobes. Central heating radiator
BEDROOM NO.2	10'9" x 9'0" (3.35m x 2.75m) with central heating radiator
BEDROOM NO.3	7'1" x 6'5" (2.16m x 1.99m) with central heating radi

### OUTSIDE:

Low maintenance private paved garden to the rear. Driveway and car port to the side of the property

### DETACHED GARAGE

With up and over door. Light and Power

### SERVICES:

All mains services are connected.

### COUNCIL TAX:

Band "C"

### TENURE:

Freehold and free from chief rent

### PRICE:

**£315,000**

### 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 first left into Cedarway, second right and first left, the property will be found on the left hand side.

### ENERGY RATING:

'D'

### FLOOR PLANS:



### 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.