

****OFFERED CHAIN FREE****

**A THREE BEDROOM END TERRACE IN NEED OF SOME MODERNISATION
PROVIDING A FANTASTIC OPPORTUNITY TO CREATE A
BEAUTIFUL FAMILY HOME WITH GARDENS TO THE FRONT AND REAR**



41 CHURCH STREET, BOLLINGTON, MACCLESFIELD,
CHESHIRE SK10 5QD

£265,000

41 CHURCH STREET, BOLLINGTON, MACCLESFIELD,
CHESHIRE, SK10 5QD

Offered chain free, this end of terrace property in need of some modernisation provides a fantastic opportunity to create a beautiful family home in a popular location, within walking distance of the centre of the village and with views of White Nancy, which is just a short walk away.

On the ground floor, the property has a generous lounge and a kitchen diner which benefits from a large pantry cupboard. Gas fires in the lounge and the kitchen provide the heating downstairs.

Upstairs there are three bedrooms, two of these are comfortable doubles, and one is a single. The bathroom has a 3 piece suite with bathtub and shower.

To the front of the house there is a driveway with off road parking, with space for multiple cars. A front garden has a path with steps to the front door and a path leading round the side of the property to the rear. There is a private and family friendly garden to the rear with access to an outdoor store.

The location of the house is very convenient for accessing the good local amenities in Bollington. These include shops for everyday needs, pubs and restaurants and bus stops with services into Macclesfield and Stockport. There is a mainline railway station and a more comprehensive range of shops in Macclesfield which is approximately 3 miles away.

In more detail the accommodation comprises:-

GROUND FLOOR:

HALLWAY

LOUNGE 13'8" x 11'9" (4.21m x 3.63m) Gas fire. Telephone and Television point.

KITCHEN 13'8" x 9'8" (4.21m x 2.99m) Fitted units to floor and wall. Plumbing for washing machine and dishwasher. Electric oven with Gas hob. Part tiled. Large pantry cupboard. Door to rear garden.

FIRST FLOOR:

LANDING

BEDROOM NO.1 11'2" x 10'7" (3.42m x 3.29m) Fitted wardrobes.

BEDROOM NO.2 10'7" x 10'5" (3.29m x 3.22m)

BEDROOM NO.3 7'0" x 6'4" (2.15m x 1.96m)

BATHROOM/WC With three piece suite including bathtub with shower from mixer tap, washbasin and low level WC. Large cabinet and airing cupboard. Fully tiled.

OUTSIDE: Gardens to the front and rear. Off road parking to the front for multiple cars. Outdoor store.

SERVICES: All main services are connected.

COUNCIL TAX: Band 'C'

TENURE: Freehold

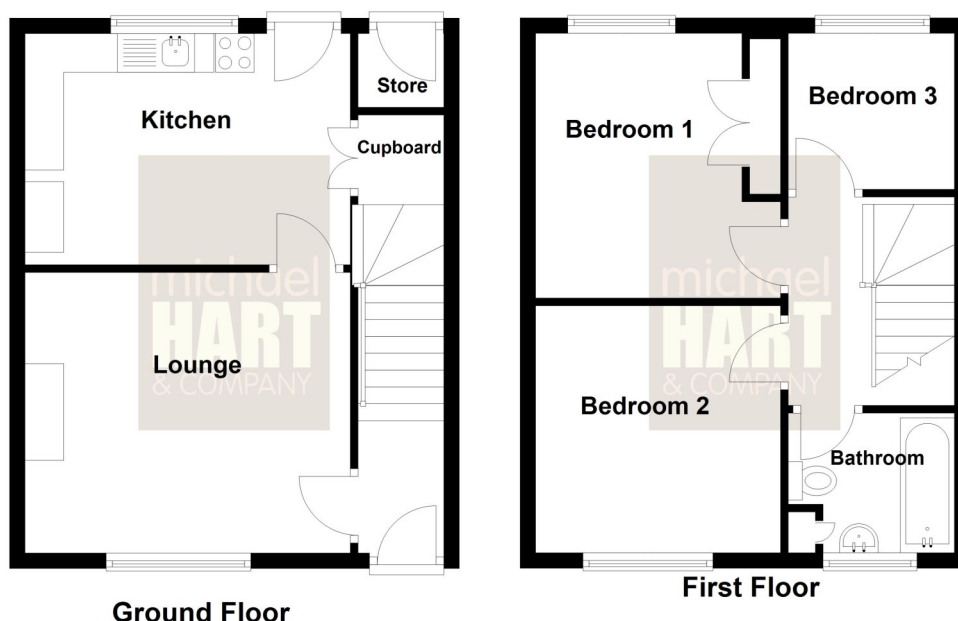
PRICE: **£265,000 * CHAIN FREE***

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

ENERGY RATING: EPC 'TBC'

DIRECTIONS: From our Bollington office travel along Wellington Road towards Pott Shrigley. Continue onto Palmerston Street. Upon reaching the mini roundabout turn right into Church Street. Continue to the bottom of Church Street and the property can be found on the right hand side.

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.

