



CHARTERED SURVEYORS LAND and ESTATE AGENTS AUCTIONEERS and VALUERS

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TUCKED AWAY IN A QUIET LOCATION WITHIN EASY REACH OF VILLAGE
AMENITIES AND HAVING LOVELY VIEWS, A SPACIOUS AND WELL
PRESENTED TWO BEDROOMED BUNGALOW.



21 LOWTHER STREET, BOLLINGTON,
MACCLESFIELD, CHESHIRE, SK10 5QQ

Offers Invited Around £250,000



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21 LOWTHER STREET BOLLINGTON, MACCLESFIELD, SK10 5QQ

This bungalow occupies an enviable position on a quiet cul de sac close to village amenities. Enjoying a slightly elevated position on the road gives the property lovely views to the front across the village and to the local Bollington icon ‘White Nancy’.

The accommodation has bright rooms, all of good dimensions, that are smartly presented and have been set out to allow wide and easy access from the central hallway. With extensions at the front and rear, the accommodation is a lot larger than expected, and internal viewing is definitively recommended in order to appreciate this.

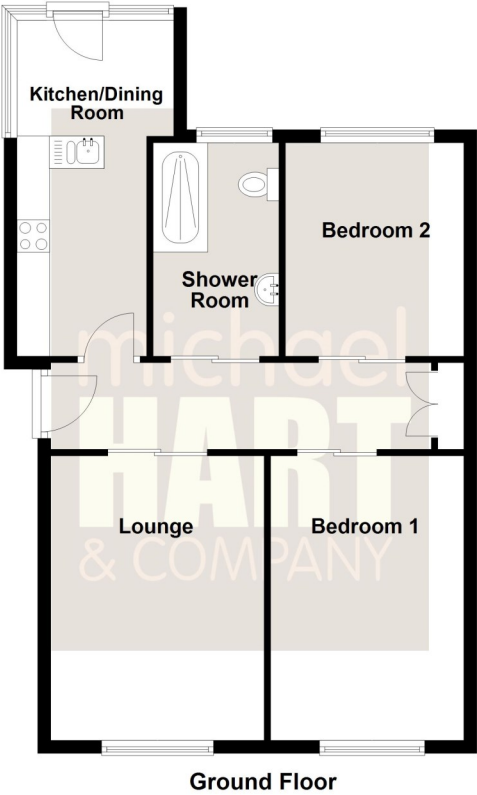
Outside, there are gardens to the front and rear which are set out with patio areas and shrubs for easy maintenance, as well as an artificial lawn. Located conveniently to the side, and adjacent to the main entrance with level access, there are off road parking spaces allocated for residents.

Lowther Street is within close proximity to shops, bus stops, primary schools, the doctors’ surgery and a number of other amenities of Bollington, which are a short walk away. Macclesfield is approximately 3 miles away where there are a more comprehensive range of shops and a mainline rain station. Manchester airport and access to the Northwest motorway network are within a radius of 11 miles.

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

ENTRANCE PORCH	uPVC front door.
ENTRANCE HALL	Central heating radiator. Large storage cupboard.
LOUNGE	14’1” x 10’9” (4.29m x 3.28m) Television point. Central heating radiator.
DINING KITCHEN	16’10” x 7’11” max (5.16m x 2.41 max) Fitted with white units to floor and wall with white 1½ bowl sink. Integral electric oven and gas hob with hood. Plumbing for washing machine. Central heating radiator. Door leading to garden.
BEDROOM NO.1	15’9” x 9’9 (4.82m x 2.97m) Television point. Central heating radiator.
BEDROOM NO.2	10’9” x 7’9” (3.28m x 2.36m) Central heating radiator.
SHOWER ROOM/WC	Large shower enclosure with thermostatic shower. Pedestal washbasin, WC.

OUTSIDE:	Gardens to front and rear. Patio & seating area.
SERVICES:	All mains services are connected.
COUNCIL TAX:	Band ‘C’
TENURE:	Freehold
PRICE:	Offers Invited Around £250,000
VIEWING:	By appointment with the AGENTS Michael Hart & Company.
DIRECTIONS:	From our Bollington Office travel along Wellington Road towards Pott Shrigley, through the traffic lights to the round about at the end of Palmerston Street. Turning right at the round about on to Church Street, Lowther Street can be found at the third turning on the left where the property can be found at the end of the road on the right hand side.
ENERGY RATING:	EPC ‘D’
FLOOR PLAN:	



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.