

WITH SMART PRESENTATION INSIDE AND OUT, A TWO BEDROOMED
END OF TERRACE HOUSE SITUATED CONVENIENTLY FOR LOCAL
AMENITIES.



28 HENSHALL ROAD, BOLLINGTON, CHESHIRE, SK10 5HX

£185,000 NO ONWARD CHAIN

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This end terrace house has easily managed and very smartly presented accommodation offering a very comfortable home base. There is a good sized lounge with fireplace, and a reappointed dining kitchen combining attractive modern fittings including white units with natural wood worktops and a feature steel and pine breakfast bar. There are two well proportioned bedrooms at first floor level and a bathroom with white suite.

There is a passageway across the rear of the house which gives access to a good sized communal yard overlooking fields and farmland.

The property is conveniently located with many of the amenities of Bollington within easy walking distance. These include shops for everyday needs, good primary schools, the leisure centre and bus stops with services into Macclesfield and Stockport. Walks can easily be taken from the property into the beautiful countryside that surrounds the village.

The nearby town of Macclesfield, 3 miles away, provides an extensive range of shopping and entertainment facilities and the main line railway station provides direct connections to Manchester and London. The M56 and M60 Motorways and Manchester International Airport are all within a radius of 10 miles.

The accommodation has uPVC double glazing, gas fired central heating and in more detail comprises:-

GROUND FLOOR:

LIVING ROOM	12'1" x 11'11" (3.68m x 3.64) Television point. Fireplace. Under stairs cupboard. Central heating radiator. uPVC front door.
KITCHEN	11'10" x 10'7" (3.62m x 3.64m) Fitted with modern white units to floor and wall with natural wood work surfaces incorporating stainless steel sink and 4 ring electric hob with hood. Integral electric oven. Washing machine plumbing. Steel and pine breakfast bar feature. Central heating radiator. uPVC Back door.

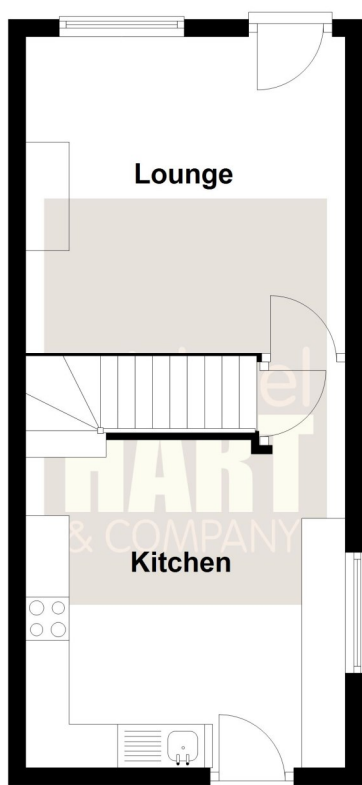
A staircase from the kitchen leads to:

FIRST FLOOR:

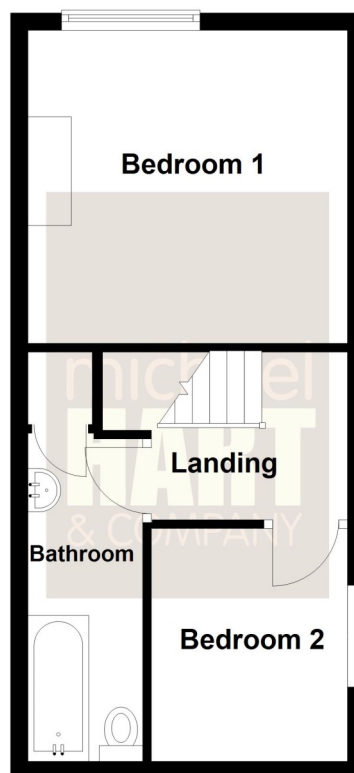
LANDING

BEDROOM NO.1	12'1" x 11'11" (3.68m x 3.64m) Central heating radiator.
BEDROOM NO.2	8'10" x 7'5" (2.68m x 2.26m) Central heating radiator.
BATHROOM	With white suite comprising panelled bath with electric shower, pedestal washbasin, WC. Extractor fan. Central heating radiator.

<u>OUTSIDE:</u>	Communal yard area to rear.
<u>SERVICES:</u>	All mains services are connected.
<u>COUNCIL TAX:</u>	Band 'B'
<u>TENURE:</u>	Leasehold— 999 years from 25 March 1858
<u>PRICE:</u>	£185,000 NO ONWARD CHAIN
<u>VIEWING:</u>	By appointment with the AGENTS Michael Hart & Company, Bollington office 01625 575578.
<u>DIRECTIONS:</u>	From our Bollington Office travel up Henshall Road towards Macclesfield. The property will be found on the left hand side.
<u>ENERGY RATING:</u>	EPC Rating 'E'
<u>FLOOR PLANS:</u>	



Ground Floor



First Floor

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.

