

WITH AN IMPOSING VICTORIAN FAÇADE AND VERY SPACIOUS ROOMS,
A MID-TERRACED HOUSE WITH ATTRACTIVELY PRESENTED
ACCOMMODATION LOCATED CENTRALLY
TO BOLLINGTON WITH AMENITIES CLOSE AT HAND.



92 WELLINGTON ROAD, BOLLINGTON,
MACCLESFIELD CHESHIRE, SK10 5HT
£350,000

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This attractive Victorian terraced house has been refurbished and transformed to provide a very spacious and attractive modern home. The high ceilings, large windows and generous room dimensions have been emphasised by the contemporary styling of the internal presentation affirming the light and airy merit of all rooms. Instead of a conventional bathroom, a wet room has been created to include a large shower area and twin washbasins.

The attractive kitchen has fully integrated appliances and a stylish breakfast bar open to the dining room. This makes it ideal for entertaining. Internal inspection is recommended to fully appreciate all these points.

The house has a small walled garden to the front, and a courtyard to the rear.

The location is a convenient one being within a minutes walk of shops for everyday needs. There are also primary schools close by, and bus services run into Macclesfield (3 miles) where there is a mainline rail station. Also within walking distance is the beautiful hill countryside that Bollington sits within. The M56 and M60 Motorways and Manchester International Airport are all within a radius of 10 miles.

All floors, with the exception of the tiled wet room, are timber with a whitewashed finish. There is full gas fired central heating and uPVC double glazing, and the accommodation comprises in more detail:-

GROUND FLOOR:

ENTRANCE PORCH

LOUNGE 14'11" x 14'1" (4.55m x 4.30m) Television point. Telephone point.
Central heating radiator. Opening to:

DINING ROOM 14'8" x 14'0" (4.48m x 4.28m) Deep under stairs store cupboard.
Central heating radiator. Opening to:

KITCHEN 11'2" x 9'2" (3.41m x 2.78m) Fully fitted with modern white units to floor and wall and with wooden work surfaces. Stainless steel sink with single drainer, integral gas hob, electric oven, fridge, freezer and dishwasher. Washing machine plumbing. Gas fired combi boiler in cupboard. Back door.

Stairs from the dining room lead up to:-

FIRST FLOOR:

LANDING

BEDROOM NO.1 15'0" x 14'0" (4.58m x 4.27m) Central heating radiator.

BEDROOM NO.2 13'0" x 8'9" (3.96m x 2.67m) Central heating radiator.

WET ROOM With contemporary fittings comprising large walk in shower area with twin headed thermostatic shower, wall mounted twin washbasins, WC with integral cistern.

<u>OUTSIDE:</u>	Pleasant south facing courtyard to the rear.
<u>SERVICES:</u>	All mains services are connected.
<u>COUNCIL TAX:</u>	Band 'C'
<u>PRICE:</u>	£350,000
<u>VIEWING:</u>	By appointment with the AGENTS Michael Hart & Company.
<u>DIRECTIONS:</u>	From our Bollington office travel along Wellington Road towards Pott Shrigley. The property can be found on the right hand side.
<u>ENERGY RATING:</u>	EPC rating 'C'
<u>FLOOR PLAN:</u>	



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.

