

A SUPERB MODERN APARTMENT OF ATTRACTIVE DESIGN, WITH WELL BALANCED AND EASILY MANAGED TWO BEDROOMED ACCOMMODATION AND ALLOCATED PARKING, IN A QUIET SIDE STREET SETTING, CLOSE TO VILLAGE AMENITIES.



15 PARK STREET, BOLLINGTON, MACCLESFIELD,
CHESHIRE, SK10 5PG
£225,000

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Built of natural stone to an attractive design, this is a superior modern two bedroomed apartment that offers well balanced and easily managed accommodation together with an ideal location.

The principal living space comprises a bright open plan living room and kitchen area, ideal for modern living as well as entertaining. Both bedrooms are of a good size and capable of accommodating double beds, and the master bedroom benefits from having an en suite shower room. In addition there is a smart bathroom.

The apartment is on the upper floor of a purpose built block which is three storey to the front and two storey to the rear, with entrances to the communal staircase from each. Within the grounds there is a designated car parking space to the front plus further spaces for visitors.

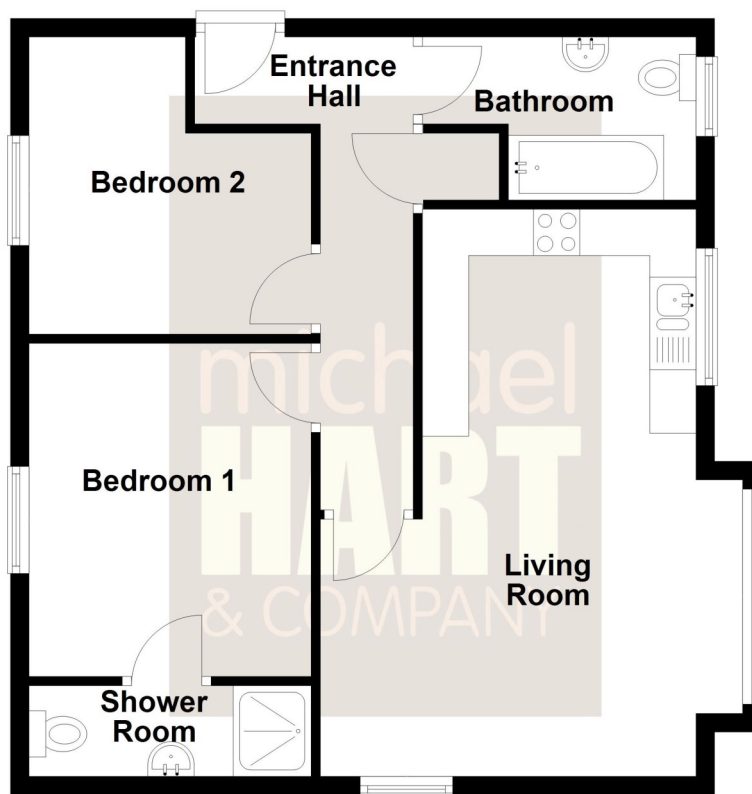
It is located at the end of Park Street, a small no through side street that is part of Bollington Conservation Area. It is a charming setting and an excellent location convenient for village amenities. Within a couple of minutes walk there are shops for everyday needs, and a selection of good pubs and restaurants. Bollington Library, Arts Centre and several primary schools are also within easy reach. Macclesfield is within 3.5 miles where there are a further range of shops and a mainline rail station. The M60 and M56 motorways and Manchester Airport are all within an 11 mile radius.

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

ENTRANCE HALL	Store cupboard. Central heating radiator.
LIVING ROOM	20'1" x 13'4" (6.13m x 4.05m) overall. 2 Central heating radiators.
KITCHEN AREA	Fully fitted with modern units to floor & wall with work tops incorporating 1½ bowl stainless steel sink. Integral electric hob with extractor, electric oven, dishwasher, washer/dryer and fridge/freezer. Cupboard with combi style gas fired central heating boiler. Tiled floor.
BEDROOM NO.1	11'11" x 10'1" (3.62m x 3.08m) Central heating radiator.
EN SUITE SHOWER ROOM	Enclosure with electric shower, pedestal washbasin and WC. Tiled floor. Centrally heated towel warmer.
BEDROOM NO.2	10'6" x 10'1" (3.21m x 3.08m) overall. Central heating radiator.
BATHROOM/WC	With modern white suite comprising panelled bath with thermostatic shower, pedestal washbasin and low level WC. Tiled floor. Centrally heated towel warmer.

<u>OUTSIDE:</u>	1 allocated parking space per apartment with visitor spaces available.
<u>SERVICES:</u>	All mains services are connected.
<u>TENURE:</u>	Leasehold—980 years remaining.
<u>COUNCIL TAX:</u>	Band 'C'
<u>PRICE:</u>	£225,000
<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. After passing under the aqueduct turn right at the traffic lights onto Water Street. Continue to the end and turn right onto High Street. Park Street is the next turning on the left.
<u>ENERGY RATING:</u>	EPC rating 'C'

FLOOR PLAN:



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.

