



CHARTERED SURVEYORS LAND and ESTATE AGENTS AUCTIONEERS and VALUERS

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IN A QUIET CUL-DE-SAC SETTING, A THREE BEDROOMED SEMI  
DETACHED DORMER STYE HOME WITH EASILY MANAGED  
ACCOMMODATION, PLEASANT GARDENS AND A DRIVEWAY WITH CAR  
PORT.



12 ELMSWAY, BOLLINGTON, MACCLESFIELD, SK10 5NP

**£315,000**



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12 ELMSWAY, BOLLINGTON, MACCLESFIELD, SK10 5NP

This semi detached three bedroomed dormer property offers good sized living accommodation, the highlight being a large through lounge and dining area with French doors opening onto the rear garden providing plenty of natural light. The kitchen has plenty of counter and cupboard space and has plumbing for the washing machine and space for a large fridge freezer, as well as a useful pantry. At ground floor level there is also the bathroom/WC. Upstairs are three bright bedrooms with the master bedroom overlooking the garden to the rear.

The property stands with a small garden to the front and a driveway leading to a useful car port at the side of the house. To the rear of the property there is a pleasant lawned garden which is westerly facing to catch afternoon and evening sunshine.

Elmsway is a quiet cul de sac within a popular residential development of similar properties. It is conveniently located for many of the amenities available in Bollington. These include shops for everyday needs, recreation parks, pubs, restaurants and public transport links with services into Macclesfield and Stockport. There are a number of other facilities such as the leisure centre, library etc. available in Bollington. The beautiful countryside that surrounds the village is easily accessible

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

GROUND FLOOR:

ENTRANCE HALL	Under stairs storage. Central heating radiator.
LOUNGE	13’5" x 10’7" (4.13m x 3.27m) Chimney breast with aperture feature. Central heating radiator. Open to:
DINING AREA	7’7" x 7’3" (2.35m x 2.22m) French doors opening into garden. Central heating radiator.
KITCHEN	12’2" x 7’2" (3.72m x 2.22m) Fitted with units to floor and wall incorporating stainless steel sink. Space for cooker. Plumbing for washing machine and dishwasher. Wall mounted gas fired central heating boiler. Built in pantry cupboard. Central heating radiator.
WET ROOM / WC	With white suite comprising panelled bath with shower, washbasin in vanity unit and WC. Central heating radiator.

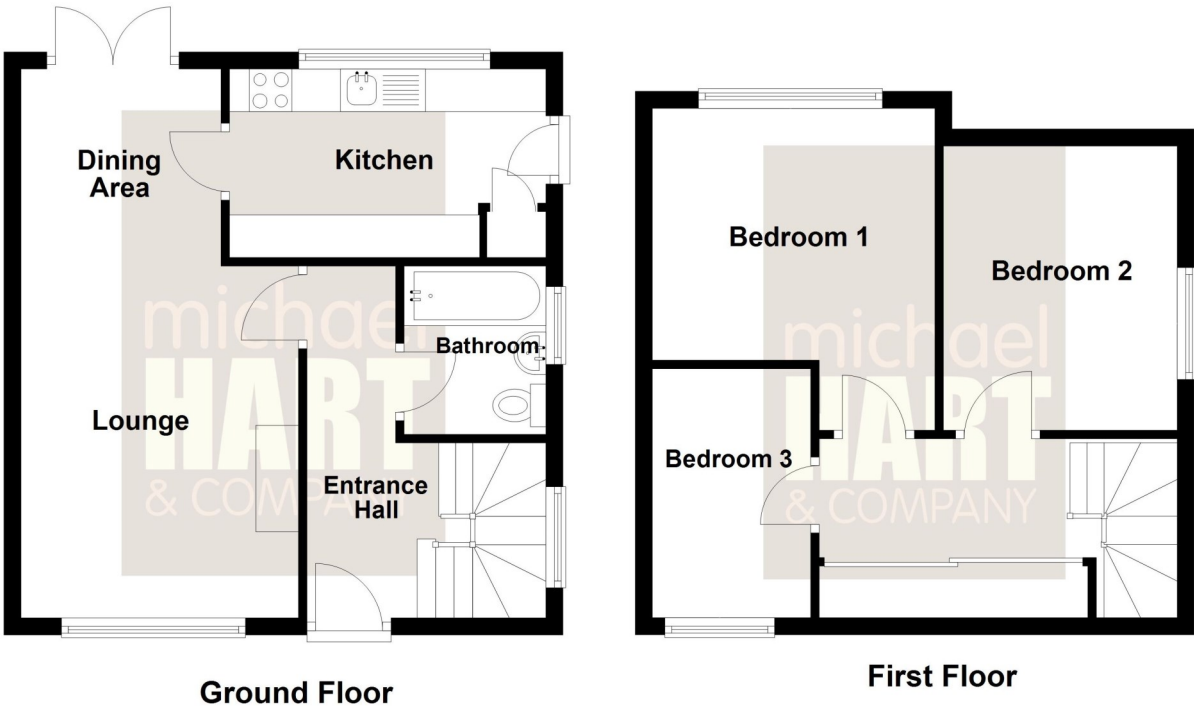
Stairs from the Entrance Hall lead to:-

FIRST FLOOR:-

LANDING	Built in storage cupboards.
BEDROOM NO.1	12’3” x 10’8” (3.77m x 3.22m) overall Central heating radiator.
BEDROOM NO.2	10’9” x 9’0” (3.15m x 2.75m) Central heating radiator.
BEDROOM NO.3	7’1” x 6’5” (2.92m x 1.89m) Central heating radiator.

OUTSIDE:	Driveway and carp port to side. Gardens to front and rear.
SERVICES:	All mains services are connected.
COUNCIL TAX:	Band “C”
TENURE:	Freehold.
PRICE:	£315,000
VIEWING:	By appointment with the AGENTS Michael Hart & Company, Bollington office 01625 575578.
DIRECTIONS:	From our Bollington office travel up Grimshaw Lane towards Kerridge. After passing under the aqueduct turn first left into Cedarway, second right and first left, the property will be found on the left hand side.
ENERGY RATING:	TBC

FLOOR PLANS:



**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.