

AN ATTRACTIVE SEMI-DETACHED BUNGALOW
WITH FRONT AND REAR GARDENS AND OFF ROAD PARKING,
IN A DESIRABLE LOCATION,
CLOSE TO MACCLESFIELD CANAL AND THE MIDDLEWOOD WAY



8 BEECHWAY, BOLLINGTON, MACCLESFIELD CHESHIRE, SK10 5NN

£285,000

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Constructed to a good standard and maintained with care since, this semi-detached property provides plenty of potential and true bungalow accommodation. Throughout, the accommodation consists of a kitchen, bathroom, good sized lounge and two double bedrooms, one of which overlooks the garden to the rear.

The bungalow stands with a lawned garden and driveway to the front leading to a detached garage to the side of the property. The rear garden is set out with artificial turf, borders and large patio area providing a quiet private space to enjoy any nice weather.

Beechway is a well-regarded residential side road of Bollington. This part of the road are predominantly bungalow dwellings, set in a quiet area close to Macclesfield Canal and the Middlewood Way.

Amenities within Bollington are in easy reach including the library, arts centre, shops for everyday needs, and a selection of pubs and restaurants. The Macclesfield Canal is close by making it easy to take walks out into the nearby beautiful countryside that surrounds the village. Bus services run into Stockport, and Macclesfield approximately 3 miles away, where there is a more comprehensive 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:-

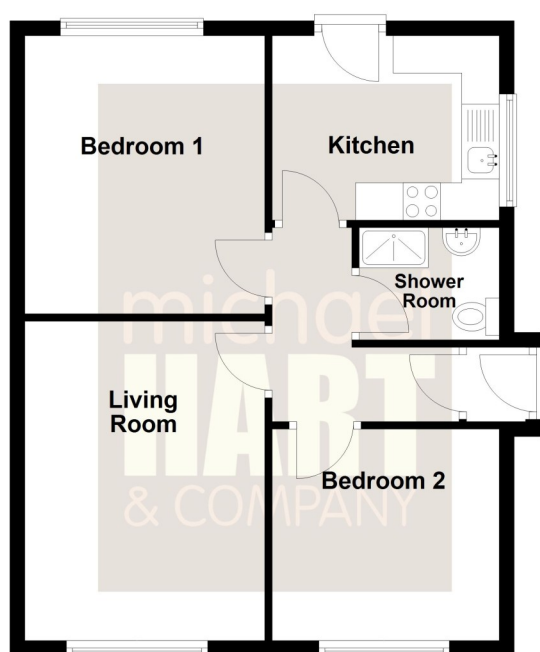
GROUND FLOOR

ENTRANCE HALL

LIVING ROOM	12'8" x 10'5" (3.92m x 3.21m). Log burning stove with slate hearth. Large window to front aspect. Central heating radiator.
KITCHEN	9'5" x 8'2" (2.90 x 2.52m). Fitted with modern units to floor and wall. Stainless steel sink. Electric oven and hob with extractor hood. Plumbing for washing machine. Door to rear garden.
BEDROOM NO.1	12'2" x 10'5" (3.74m x 3.23m). Built in wardrobes. Large window looking into rear garden. Central heating radiator.
BEDROOM NO.2	9'4" x 9'4" (2.89m x 2.88m) Central heating radiator.
SHOWER ROOM	Modern suite with shower enclosure and thermostatic shower. WC and washbasin. Part tiled. Central heating towel rail.

<u>OUTSIDE:</u>	Lawned garden to the front. Driveway to the side leading to garage. Private and low maintenance garden to the rear.
<u>SERVICES:</u>	All mains services are connected.
<u>TENURE:</u>	Freehold.
<u>COUNCIL TAX:</u>	Band 'C'
<u>PRICE:</u>	£285,000
<u>VIEWING:</u>	By appointment with the AGENTS Michael Hart & Company.
<u>DIRECTIONS:</u>	From our Bollington office travel up Grimshaw lane towards Kerridge. Pass under the aqueduct and then take the second turning on the left, following the road around to the left the property can be found immediately on the right.
<u>ENERGY RATING:</u>	EPC rating 'TBC'

FLOOR PLAN:



Ground 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.

