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A RECENTLY RENOVATED ATTRACTIVE
SEMI-DETACHED BUNGALOW
WITH FRONT AND REAR GARDENS,
DETACHED GARAGE AND OFF ROAD PARKING,
IN A DESIRABLE CUL-DE-SAC LOCATION



34 FAIRFIELD AVENUE, BOLLINGTON, MACCLESFIELD, SK10 5LZ

£315,000



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34 FAIRFIELD AVENUE, BOLLINGTON, MACCLESFIELD, SK10 5LZ

Constructed to a good standard and maintained with care since, this semi-detached property is a lovely home that provides true bungalow accommodation. Recently renovated throughout by the current owner, the accommodation comprises: modern kitchen, shower room, good sized lounge and two double bedrooms, one of which overlooks the garden to the rear.

The bungalow stands with a garden and driveway to the front leading to a detached garage which has recently been fitted with an electric door. The rear garden is set out with a lawn, borders and a patio area with views over the village.

Fairfield Avenue is a well-regarded residential side road of Bollington. This part of the road are predominantly bungalow dwellings in a quiet cul-de-sac.

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.

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

ENTRANCE PORCH

ENTRANCE HALL

Central heating radiator.

LIVING ROOM

14'6" x 11'0" (4.42m x 3.35m) Fitted with Electric Fire. Central heating radiator.

KITCHEN

11'0" x 7'8" (3.35m x 2.34m) Fitted with modern white cupboard units to floor and wall with ample worktops incorporating stainless steel sink and drainer. Four ring electric hob. Space for fridge freezer. Plumbing for washing machine. uPVC double glazing back door. Central heating radiator.

BEDROOM NO.1

11'6" x 11' (3.51m x 3.35m) Central heating radiator.

BEDROOM NO.2

9'10" x 9'10" (3.01m x 3.01m) Central heating radiator.

BATHROOM/WC

Modern white suite comprising panelled bath, washbasin within vanity unit and WC. Heated towel rail.

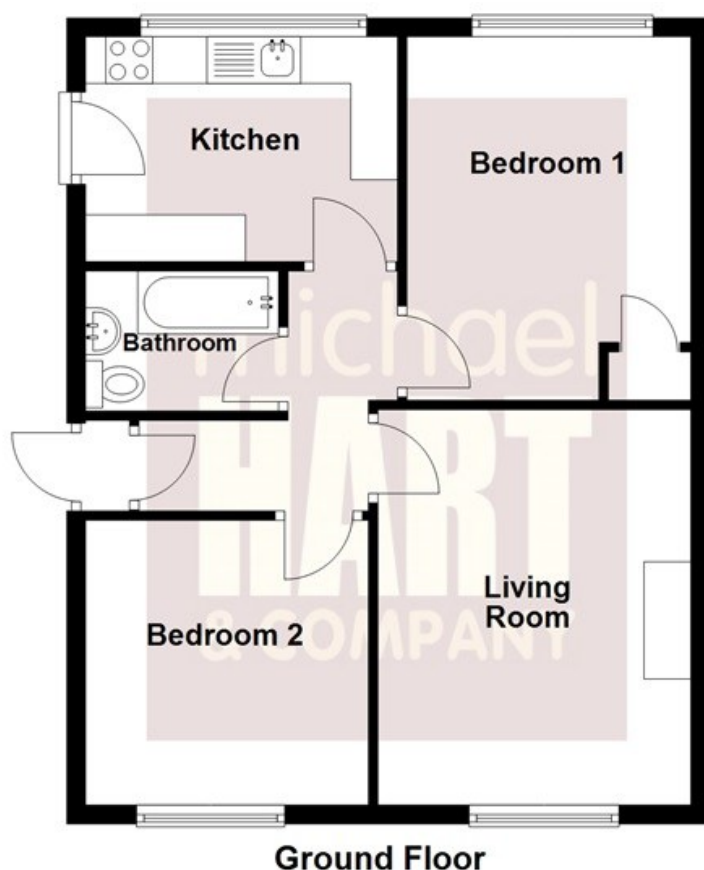
OUTSIDE:

DETACHED GARAGE

Electric up and over garage door. Electric light and power.

Driveway to the front and side, pleasant gardens to the front and rear with paved area and lawn.

<u>SERVICES:</u>	All mains services are connected.
<u>COUNCIL TAX:</u>	Band 'C'
<u>TENURE:</u>	Freehold
<u>PRICE:</u>	£315,000
<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 third turning on the left onto Fairfield Avenue. Turn left into Fairfield Avenue and the property can be found on the left, after the turning for Birchway.
<u>ENERGY RATING:</u>	EPC 'C'
<u>FLOOR PLAN:</u>	



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.

