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IMMACULATELY PRESENTED AND UPGRADED TO A VERY IMPRESSIVE STANDARD, AN ATTRACTIVE STONE BUILT HOUSE WITH THREE WELL PROPORTIONED BEDROOMS, IN A CUL-DE-SAC LOCATION



17 SWANSCOE AVENUE, BOLLINGTON, MACCLESFIELD, SK10 5NH

£325,000



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Significantly upgraded and enhanced in recent years, this is a delightful home presented in an immaculate style and manner with bright modern fittings throughout. This provides a purchaser with a superb home for which little effort will be required to settle into. The ground floor features an impressive 20’ dining kitchen, comprehensively fitted with modern units and granite work surfaces providing ample storage and work space.

A bright lounge with focal fireplace and a wide entrance hall complete the ground floor.

Three well proportioned bedrooms are located at first floor level, all of which are capable of taking a double bed. Completing this is the stylish bathroom with modern white suite and furniture.

In addition to the presentation internally, the house itself is an attractive one being of local stone construction under a slate roof. There are modern uPVC doors and windows.

The property stands in a quiet cul-de-sac with a double width driveway to the front. To the rear there is a pleasant enclosed garden with lawn.

Swanscoe Avenue is situated within easy reach of local amenities including shops for everyday needs, primary schools, a leisure centre and a number of pubs and restaurants. The Macclesfield canal towpath is a short walk away providing one of the many options for walking in the countryside surrounding the village. There are also regular bus services from Bollington to Macclesfield where more comprehensive shopping can be found.

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

GROUND FLOOR:

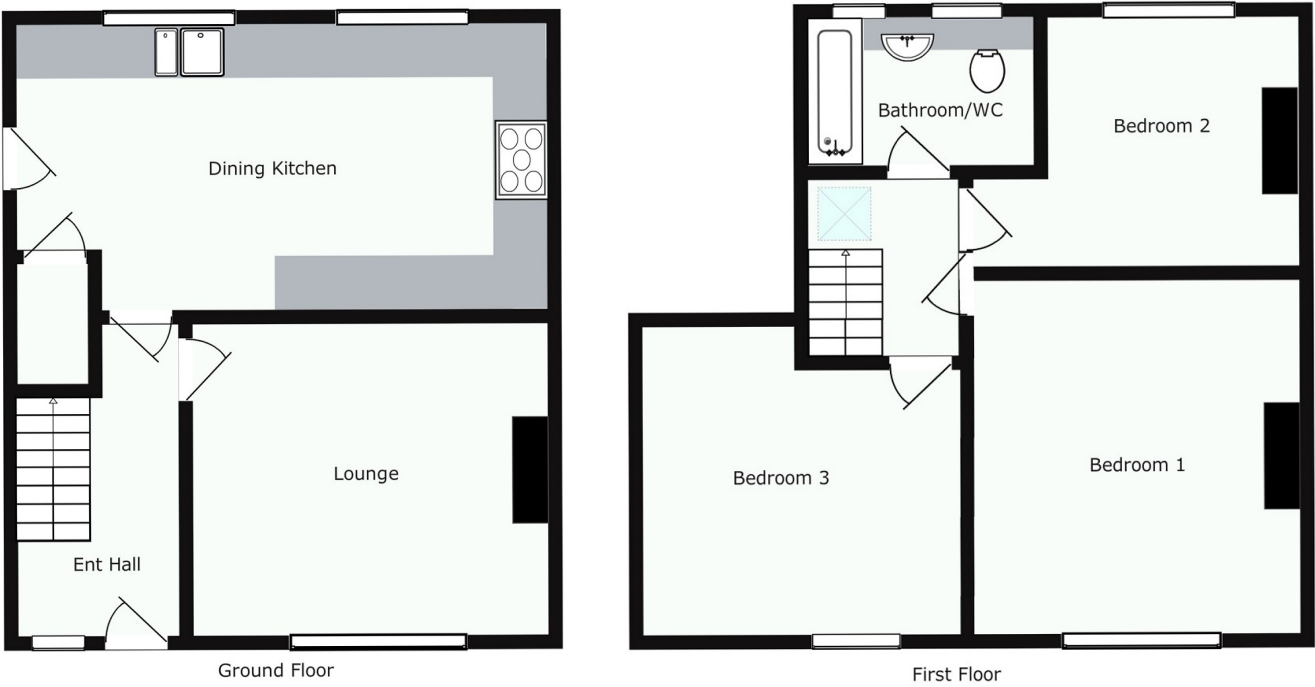
ENTRANCE HALL	Central heating radiator.
LOUNGE	13'6" x 11'11" (4.11m x 3.64m) Living flame gas fire in marble surround. Television point. Central heating radiator.
DINING KITCHEN	20'0" x 11'0" (6.09m x 3.36m) With modern oak units to floor and wall with granite work surfaces incorporating under-mounted 1½ bowl stainless steel sink. Range style cooker with gas hob. Breakfast bar. Integral dishwasher. Washing machine plumbing. Pantry cupboard. Central heating radiator.

Stairs from the Entrance Hall lead to:-

FIRST FLOOR

LANDING	
BEDROOM NO.1	13'6" x 11'4" (4.12m x 3.45m) Central heating radiator.
BEDROOM NO.2	12'6" x 9'8" (3.80m x 2.94m) Central heating radiator.
BEDROOM NO.3	12'2" X 11'11" (3.70m x 3.62m) maximum. Central heating radiator.
BATHROOM	With modern suite comprising “P” shaped bath with thermostatic shower, vanity washbasin and low level WC with concealed cistern. Centrally heated towel warmer.

<u>OUTSIDE:</u>	Double width driveway to front. Private passageway to side leading to rear garden with lawned area and shed.
<u>SERVICES:</u>	All mains services are connected.
<u>TENURE:</u>	We understand from the vendor that the property is Freehold and free from Chief Rent.
<u>COUNCIL TAX BANDING:</u>	'C'
<u>PRICE:</u>	£325,000
<u>VIEWING:</u>	By appointment with the AGENTS Michael Hart & Company, Bollington office 01625 575578.
<u>DIRECTIONS:</u>	From our Bollington Office travel up Grimshaw Lane towards Kerridge. After passing under the aqueduct turn first right into Greenfield Road. Turn first right into Swanscoe Avenue and the property can be found on the right hand side.
<u>ENERGY RATINGS:</u>	‘D’
<u>FLOOR PLANS:</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.