

A TWO BEDROOM COTTAGE IN NEED OF MODERNISATION
IN A FANTASTIC LOCATION
WITH STUNNING VIEWS ACROSS THE VILLAGE TO THE FRONT
AND OF WHITE NANCY TO THE REAR



7 COW LANE, BOLLINGTON, MACCLESFIELD,
CHESHIRE, SK10 5BL
£225,000

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In need of modernisation and full of potential, this two bedroom stone built cottage is set in a desirable location on the outskirts of the village.

Sitting on the side of 'White Nancy', Cow Lane is a small no through side road with a handful of properties having fields to the front and rear. To the front of the house there is off road parking, whilst to the rear there is an easily managed courtyard garden. From the rear stone wall of the garden there are lovely views to the hills.

The property consists of a lounge and kitchen to the ground floor, with a half cellar for additional storage. To the first floor are two bedrooms and the bathroom.

In addition to the semi rural environment and the benefit of the ease by which walks into the beautiful countryside that surrounds the village can be taken, the property is within close proximity to many of the amenities available in Bollington including shops for everyday needs, plus various pubs and restaurants. There is a bus stop within 400m. Macclesfield is approximately three miles away where there are more comprehensive shopping facilities and a mainline rail station etc. Manchester Airport and motorways are within an eleven mile radius.

There is electric heating to the accommodation which comprises in more detail:-

GROUND FLOOR

LIVING ROOM	12'2" x 12'0" (3.74m x 3.67m). Living flame gas fire with stone surround and tiled hearth. Window to the front elevation with views across the fields towards the village.
KITCHEN	10'0" x 9'4" (3.07m x 2.87m) Fitted with units to floor and wall incorporating stainless steel sink and drainer. Electric cooker with 4 ring gas hob. Plumbing for washing machine. Access to half cellar. Door to rear garden. Electric storage heater.

A staircase from the kitchen leads to:

FIRST FLOOR

BEDROOM NO.1	12'2" x 12'0" (3.74m x 3.67m). Master bedroom with fitted wardrobes and dressing table. Electric storage heater
BEDROOM NO.2	10'2" x 4'7" (3.11m x 1.46m)
BATHROOM	Fitted with three piece suite including bathtub with electric shower, WC and pedestal washbasin. Fully tiled.

<u>OUTSIDE:</u>	Parking to the front. Low maintenance paved garden to the rear with views of White Nancy.
<u>SERVICES:</u>	All mains services are connected.
<u>TENURE:</u>	Freehold.
<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 up Grimshaw Lane towards Kerridge. At the top of the road turn left into Chancery Lane and continue to the end. Where the road drops down to the left into Lord Street, Cow Lane is the right hand turning and the house can be found on the right hand side.
<u>ENERGY RATING:</u>	EPC rating
<u>FLOOR PLAN:</u>	



Ground Floor



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.

