



CHARTERED SURVEYORS LAND and ESTATE AGENTS AUCTIONEERS and VALUERS

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**** OFFERED WITH NO ONWARD CHAIN****

RECENTLY RENOVATED THROUGHOUT
A LARGER THAN AVERAGE
TWO BEDROOMED END OF TERRACE STONE COTTAGE WITH
SOUTH FACING REAR GARDEN AND VIEWS OF COUNTRYSIDE



38 HENSHALL ROAD, BOLLINGTON,
MACCLESFIELD SK10 5HX

£300,000



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38 HENSHALL ROAD, BOLLINGTON,
MACCLESFIELD, CHESHIRE SK10 5HX.

Set back from the road, with a paved area to the front leading to the property, this stone built and larger than average end of terrace house has been completely renovated throughout by the current owners.

With the desired attributes of high ceilings and period features along with a pleasant location with views of countryside to the rear and a sunny south facing private garden. Recently modernised internally with well equipped kitchen and the cellar being converted to a useful utility space with plumbing for the washing machine and space for the dryer.

Presently the accommodation comprises a lounge with an exposed brick chimney breast and feature fireplace. The modern kitchen and dining room has recently laid laminate flooring throughout and creates a beautiful space for entertaining. A door from the dining room leads down to the useful cellar. A rear porch leads out to the south facing garden.

To the first floor are two bedrooms, with the master benefiting from a large en-suite bathroom with free-standing bath. A shower room with WC completes the first floor.

The property is conveniently located with many of the amenities of Bollington within easy walking distance. These include shops for everyday needs, good primary schools, the leisure centre and bus stops with services into Macclesfield and Stockport. Walks can easily be taken from the property into the beautiful countryside that surrounds the village.

The nearby town of Macclesfield, 3 miles away, provides an extensive range of shopping and entertainment facilities and the main line railway station provides direct connections to Manchester and London. The M56 and M60 Motorways and Manchester International Airport are all within a radius of 10 miles.

The accommodation comprises in more detail:-

GROUND FLOOR:

LOUNGE	13'0" x 12'1" (3.97m x 3.69m) Exposed brick fireplace with feature fireplace. Central heating radiator.
DINING ROOM	13'0" x 11'8" (3.97m x 3.61m) Central heating radiator. Laminate flooring. Steps leading down to the cellar. Open to:
KITCHEN	10'2" x 7'1" (3.13m x 2.19m) Fitted with modern units to floor and wall. Integrated fridge freezer, electric oven and electric hob with extractor hood. Stainless steel sink. Dishwasher. Door to rear porch. Laminate flooring. Part tiled.
CELLAR	12'2" x 11'5" (3.73m x 3.51m) Plumbing for washing machine and space for dryer under work top. Window to street level. Central heating radiator.
REAR PORCH	6'0" x 3'3" (1.84m x 1.10m) Door to rear garden.

Stairs lead up from the hallway to:

FIRST FLOOR:

LANDING	
BEDROOM NO.1	13'0" x 11'8" (3.97m x 3.69m) Central heating radiator.
BATHROOM / WC	Free-standing bathtub with shower. Pedestal washbasin and WC. Storage cupboard. Central heating radiator.

BEDROOM NO.2	13'0" x 8'3" (3.97m x 2.55m) Central heating radiator.
SHOWER ROOM / WC	Shower enclosure with electric shower. Low level WC and washbasin in vanity unit.
<u>OUTSIDE:</u>	South facing garden area to rear with views to surrounding countryside. Brick built out building with power.
<u>SERVICES:</u>	All mains services are connected.
<u>TENURE:</u>	Freehold and free from chief rent.
<u>PRICE:</u>	£300,000
<u>COUNCIL TAX BAND:</u>	'C'
<u>VIEWING:</u>	By appointment with the AGENTS Michael Hart & Company, Bollington office 01625 575578.
<u>DIRECTIONS:</u>	From our Bollington office travel up Henshall Road towards Macclesfield. The property will be found after a short distance on the left hand side.
<u>ENERGY RATING:</u>	TBC
<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.

