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A WELL PRESENTED AND SPACIOUS VICTORIAN
END OF TERRACE COTTAGE
IN A FANTASTIC LOCATION CONVENIENT FOR MANY AMENITIES OF THE
VILLAGE



1 ADLINGTON ROAD, BOLLINGTON, MACCLESFIELD, SK10 5JT

£285,000



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1 ADLINGTON ROAD, BOLLINGTON, MACCLESFIELD, SK10 5JT

This larger than average end of terrace stone cottage has been recently refurbished in a most impressive manner. This has resulted in a lovely home which utilises the inherent spacious accommodation and a superb kitchen extension to provide contemporary living surroundings. High ceilings to rooms give them an airy feel and large windows provide good natural light. The kitchen extension across the rear of the property is comprehensively fitted out including integrated dishwasher and Belfast style sink.

To the first floor is a large master bedroom with feature fireplace and a good sized second bedroom as well as a modern attractively tiled bathroom.

Outside are two stone out houses, one of which is being used as a utility room with a washing machine and tumble dryer. The other providing useful outside storage space. A raised area fitted with artificial turf offers a space to sit and enjoy the outside space.

The cottage enjoys a pleasant position on a side road of Bollington. This is adjacent to Bollington recreation park, and also has the benefit of easy access to the Middlewood linear walkway and Macclesfield Canal. Shops for everyday needs, the library, arts centre and a number of pubs and restaurants are all within walking distance. Macclesfield centre is approximately 3 miles away where there are a more comprehensive range of shops and a mainline rail station.

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

GROUND FLOOR:

HALLWAY	Part panelled. Central heating radiator. Laminate flooring.
LOUNGE	10'8" x 10'4" (3.30m x 3.20m) With marble fireplace and heath with living flame gas fire. Part panelled walls. Laminate flooring. Plantation shutters. Central heating radiator.
DINING ROOM	14'1" x 10'4" (4.30 x 3.20) Large feature fireplace. Laminate flooring. Central heating radiator. Access to under stair storage.
KITCHEN	14'0 x 8'8" (4.52m x 2.63m) Recently fitted with units to floor and wall incorporating integrated dishwasher, 4 ring gas hob and electric over and Belfast style sink. Space for fridge freezer. Door to rear garden

Stairs from the hallway lead up to:

FIRST FLOOR:

LANDING	
BEDROOM NO 1	14'4" x 11'0" (4.37m x 3.35m) With feature fireplace. Plantation shutters. Central heating radiator.
BEDROOM NO 2	13'9" x 7'10" (4.19m x 2.39m) Plantation shutters. Central heating radiator.
BATHROOM / WC	With modern white suite comprising panelled bath with large shower head, washbasin and low level WC. Large storage cupboard. Central heating radiator.

<u>OUTSIDE:</u>	As previously mentioned. Pleasant private rear yard with two stone out houses. One with power currently being used as a utility area. Raised area with artificial turf. Bin store.
<u>SERVICES:</u>	All main services are connected
<u>TENURE:</u>	Leasehold—999 years. 833 years remaining
<u>COUNCIL TAX BANDING:</u>	Band 'B'
<u>PRICE:</u>	£285,000
<u>VIEWINGS:</u>	By appointment with the AGENTS Michael Hart & Company
<u>DIRECTIONS:</u>	From our Bollington office travel along Wellington Road towards Pott Shrigley. After passing under the bridge turn next left into Adlington Road. The property can be found on the right hand side
<u>EPC RATING:</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.

