



CHARTERED SURVEYORS LAND and ESTATE AGENTS AUCTIONEERS and VALUERS

36 Park Lane Poynton Stockport Cheshire SK12 1RE
telephone 01625 876331
poynton@michael-hart.co.uk

2 Henshall Road Bollington Macclesfield Cheshire SK10 5HX
telephone Bollington 01625 575578
bollington@michael-hart.co.uk

Andrew M Hart BEng(Hons), Dip Surv, MRICS

www.michael-hart.co.uk

AN EXTENDED THREE BEDROOMED FAMILY HOME
TUCKED AWAY IN THE CORNER OF A SMALL CUL-DE-SAC
WITH AN IMPRESSIVE GARDEN TO THE REAR



14 QUEENS CLOSE, BOLLINGTON, MACCLESFIELD SK10 5HA

£285,000



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14 QUEENS CLOSE, BOLLINGTON, MACCLESFIELD, SK10 5HA

Tucked away in the corner of a small and quiet cul-de-sac, this 3 bedroomed family home has been extended to the side, which results in a large and flexible ground floor layout with three well proportioned bedrooms on the first floor.

The current owners have improved and modernised the property over their time of ownership, with the large living room being fitted with a multi-fuel stove and sliding glass doors to the rear, not only providing access to the impressive rear garden but also flooding this room with an abundance of natural light. An extension to the side of the house has been used for a number of purposes by the current owners, from a utility room, dining room and even a home office. French doors from this room lead onto the garden.

At ground floor level, the property consists of an entrance porch and hallway. Large dual aspect living room, kitchen, dining room / office and WC.

To the first floor are 3 bedrooms and a modern shower room with underfloor heating.

A highlight of the property is the superb rear garden which needs to be viewed to be fully appreciated. This is of exceptional size for this style of house and offers plenty of space for horticulture, play areas and areas in which to sit out and relax.

The house is very pleasantly situated at the end of Queens Close which is a small cul-de-sac. The position is particularly convenient for the Bollington Leisure Centre, playing fields and a children's play park. There are also local shops and primary schools within easy walking distance. Bus stops are close by with services into Macclesfield and Stockport where there are mainline railway stations and a comprehensive range of shops etc.

The accommodation has uPVC double glazing, and comprises in more detail:-

GROUND FLOOR:

ENTRANCE PORCH

ENTRANCE HALL Central heating radiator. Large understairs storage cupboard.

LOUNGE 18'4" x 10'4" (5.62m x 3.17m) Multi-fuel stove with tiled hearth. Mantel. Sliding glass doors to the rear providing access to rear garden. Central heating radiator.

DINING ROOM 11'6" x 7'9" (3.54m x 2.41m) Recently fitted boiler. French doors to rear garden. Central heating radiator. Storage cupboard.

KITCHEN 9'3" x 8'4" (2.84m x 2.58m) With fitted units to floor and wall. Space for fridge freezer. Plumbing for washing machine and space for dryer. Electric oven and gas hob. Part tiled. Central heating radiator.

WC WC and washbasin.

Stairs from the Entrance Hall lead to:-

FIRST FLOOR:-

LANDING Unit for home ventilation system.

BEDROOM NO.1 12'5" x 10'0" (3.83m x 3.05m) Central heating radiator.

BEDROOM NO.2 10'0" x 7'3" (3.05m x 2.23m) Central heating radiator.

BEDROOM NO.3 9'4" x 8'3" (2.89m x 2.56m) Central heating radiator.

SHOWER ROOM

Modern shower room with large shower enclosure and thermostatic shower. Tiled floor with underfloor heating. Large chrome central heating towel rail.

OUTSIDE:

Paved to the front, very large garden to rear as previously described. There is access to the rear through a pathway at the side.

SERVICES:

All mains services are connected.

COUNCIL TAX:

Band "B"

TENURE:

Freehold and free from chief rent

PRICE:

£285,000

VIEWING:

By appointment with the AGENTS Michael Hart & Company, Bollington office 01625 575578.

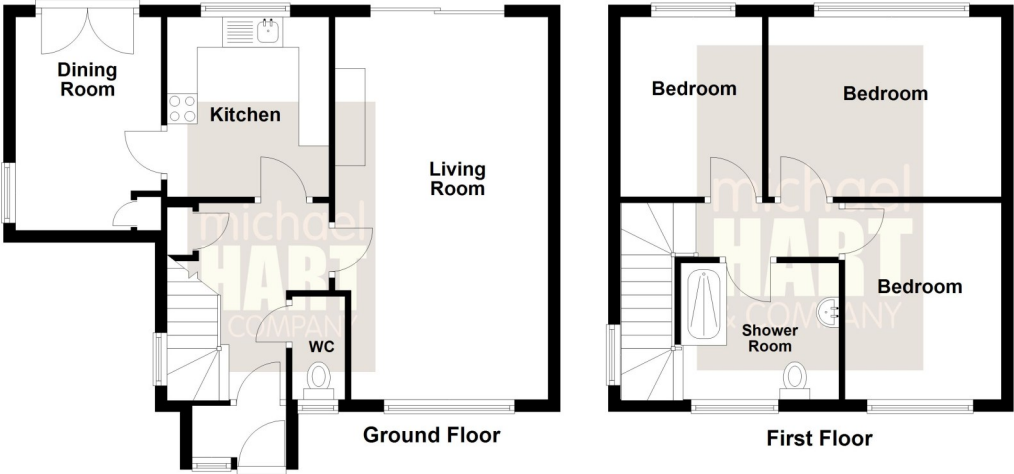
DIRECTIONS:

From our Bollington Office travel up Henshall Road towards Macclesfield. Take the third turning on the left into Ovenhouse Lane and then second left into Queens Close. The property will be found at the end in the left corner.

ENERGY RATING:

TBC

FLOOR PLANS:



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.