

****NO ONWARD CHAIN****

HAVING SUPERB POTENTIAL AND VIEWS OVER FARMLAND, A THREE BEDROOMED SEMI-DETACHED HOME REQUIRING REFURBISHMENT WORKS IN A POPULAR LOCATION WITH DRIVEWAY, GARAGE AND GARDEN



63 BOLLINGTON ROAD, BOLLINGTON, MACCLESFIELD,
CHESHIRE, SK10 5EJ

Offers in the region of £265,000

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Offered with no onward chain and in need of full renovation, this three bedroomed semi-detached house offers huge potential to create a fantastic family home in a popular location, with a private garden to the rear, driveway and detached garage.

To the front of the house there is a driveway and further parking in the garage to the side of the property. At the rear there is a private garden and views over farmland to the rear.

Presently the accommodation comprises an entrance porch, hall, living room and kitchen on the ground floor, with three bedrooms, two of which are doubles, a bathroom at first floor level.

The location on Bollington Road is one which has the convenience of local shops, Bollington Leisure Centre, bus services and primary schools all close at hand. Nearby footpaths offer the ability to take walks into the beautiful countryside that surrounds Bollington.

The accommodation comprises in more detail:-

GROUND FLOOR:

PORCH	uPVC double glazed front door.
LIVING ROOM	20'7" x 11'9" (6.26m x 3.59m). Open fire in exposed brick fireplace and slate hearth.
KITCHEN	7'2" x 6'11" (2.18m x 2.11m) Fully fitted with units to floor and wall incorporating stainless steel sink. Electric cooker point.

Stairs from Entrance Hall lead to:-

FIRST FLOOR:

LANDING

BEDROOM NO.1	12'0" x 11'3" (3.66m x 3.43m)
BEDROOM NO.2	12'0" x 9'0" (3.66m x 2.74m)
BEDROOM NO.3	6'6" x 6'1" (2.04m x 1.86m)
BATHROOM/WC	With suite comprising panelled bath with electric shower, low level WC and pedestal washbasin.

OUTSIDE: Garden and driveway to the front with parking for multiple cars.

GARAGE Electric light and power.

SERVICES: Mains services of electricity, water and drainage are connected and a telephone is installed.

TENURE: We understand from the vendor that the property is Freehold and free from Chief Rent.

COUNCIL TAX: Band 'D'

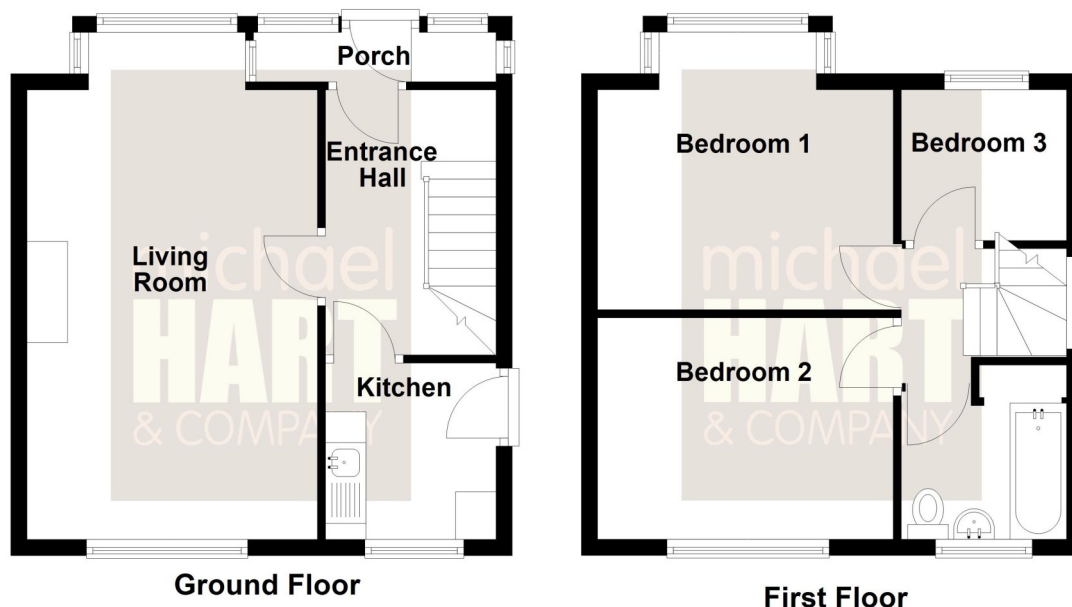
EPC RATING: TBC

PRICE: **Offers In The Region Of £265,000**

VIEWING: By appointment with the AGENTS Michael Hart & Company.

DIRECTIONS: From our Bollington office travel up Henshall Road towards Macclesfield. This runs into Bollington Road. After passing 'The Cock and Pheasant' Public House, number 63 can be found on the right hand side.

FLOOR PLAN:



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.

