

A THREE BEDROOM SEMI-DETACHED HOME
AT THE HEAD OF A QUIET CUL-DE-SAC
WITH DRIVEWAY, GARAGE AND SOUTH FACING GARDEN,
IN AN ELEVATED POSITION WITH VIEWS ACROSS THE VILLAGE



16 POPLAR GROVE, BOLLINGTON, MACCLESFIELD,
CHESHIRE, SK10 5LS
£350,000

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Set in a desirable location, at the head of a quiet cul-de-sac in an elevation position overlooking the village, this three bedroom home has a south facing garden to the rear with views across Bollington and surrounding areas.

To the ground floor is a useful entrance hall, leading to the lounge and dining area. Large windows to the front and sliding glass doors to the rear of the dining area provide this space with plenty of natural light and lead to the fantastic south facing garden. The fitted kitchen has plenty of units and has a large understairs storage cupboard. A door from the kitchen leads to the driveway, which runs to the side of the property and leads to the detached garage.

To the first floor are three bedrooms and bathroom.

Poplar Grove is positioned conveniently for accessing many of the amenities provided within the village, and also for the beautiful surrounding countryside. The canal, library and primary schools are all within a short walking distance. Other amenities available in the village include shops for everyday needs, recreation parks and a number of good pubs and restaurants. Macclesfield is approximately 3 miles away where there are a more comprehensive range of shops and a mainline rail station. Manchester Airport and the Northwest motorway network are within a radius of 11 miles.

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

GROUND FLOOR

ENTRANCE HALL	Central heating radiator
LOUNGE	13'7" x 12'4" (4.20m x 3.80m) With electric fire with marble surround and hearth in wooden mantle. Large window to front elevation. Central heating radiator. Open to:
DINING AREA	9'0" x 8'0" (2.76m x 2.45m) Central heating radiator. Sliding glass doors to rear garden. Serving hatch through to kitchen.
KITCHEN	9'0" x 8'0" (2.75m x 2.44m) Fitted with units to floor and wall. Integrated stainless steel sink and drainer. Electric oven and 4 ring gas hob with extractor hood. Door leading to driveway to the side of the property. Large understairs storage cupboard. Central heating radiator.

A staircase from the entrance hall leads to:

FIRST FLOOR

BEDROOM NO.1	11'4" x 9'9" (3.48m x 3.03m) Fitted wardrobes. Central heating radiator.
BEDROOM NO.2	10'3" x 9'9" (3.14m x 3.03m) Central heating radiator.
BEDROOM NO.3	8'0" x 6'2 (2.46m x 1.92m)
BATHROOM	With white three piece suite comprising panelled bathtub with electric shower, washbasin in vanity unit and WC.

OUTSIDE:

Mature South facing garden to the rear, laid mainly with lawn. Patio area to the side of the property. Driveway to the front leading to detached garage to the side. Views from the garden over the village.

SERVICES:

All mains services are connected.

TENURE:

Freehold.

COUNCIL TAX:

Band 'C'

PRICE:

£350,000

VIEWING:

By appointment with the AGENTS Michael Hart & Company.

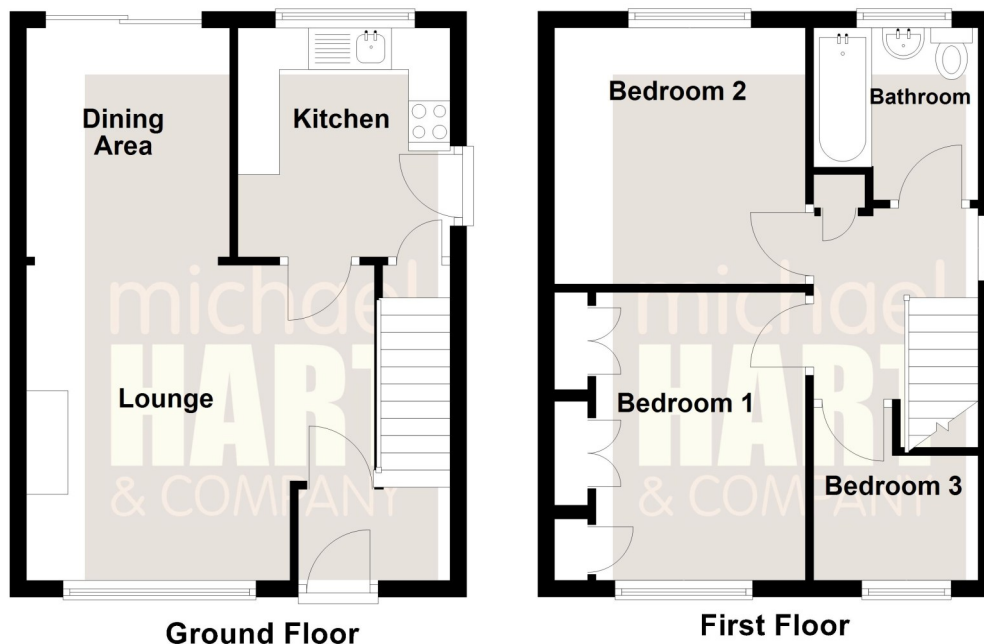
DIRECTIONS:

From our Bollington office travel along Wellington Road towards Pott Shrigley. Turn right in front of the library into Hurst Lane and continue up the hill passing over the canal bridge. Poplar Grove is now the second turning on the right hand side and this property will be found at the end.

ENERGY RATING:

EPC rating 'TBC'

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.

