

WITH AN IMPOSING VICTORIAN FAÇADE AND VERY SPACIOUS ROOMS,
A BEAUTIFULLY PRESENTED END OF TERRACE HOUSE WITH PRIVATE
GARDEN AND PARKING TO THE REAR, LOCATED CENTRALLY
TO BOLLINGTON WITH AMENITIES CLOSE AT HAND.



90 WELLINGTON ROAD, BOLLINGTON,
MACCLESFIELD CHESHIRE, SK10 5HT
£450,000

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Viewings are highly recommended on this beautifully presented three double bedroom end of terrace Victorian home. Having been completely renovated throughout over recent years, internally the property has been finished to a very high standard. The property also benefits from off road parking for multiple vehicles, which is unusual in a property of this age, located centrally within the village.

To the ground floor is a spacious and bright lounge with multi-fuel stove and large box bay window. The dining room has a large corner feature fireplace and is open to the modern kitchen creating a fantastic open space for entertaining. The kitchen is well equipped with large fridge freezer, integrated oven, electric hob and dishwasher. A useful utility room with plumbing for washing machine and downstairs WC complete this floor.

To the first floor are two large double bedrooms, with the master benefiting from a beautiful wet room en-suite with underfloor heating and large waterfall shower head. The stunning family bathroom is well appointed having a four piece suite, including large shower enclosure with waterfall shower head, bathtub, washbasin and WC.

To the third floor is a third double bedroom with Velux windows and plenty of storage space.

The house has a small walled garden to the front, and a private courtyard garden to the rear. Parking for multiple vehicles is accessed from the garden to the rear with vehicular access from the bottom of Irwell Rise.

The location is a convenient one being within a minutes walk of shops for everyday needs. There are also primary schools close by, and bus services run into Macclesfield (3 miles) where there is a mainline rail station. Also within walking distance is the beautiful hill countryside that Bollington sits within. The M56 and M60 Motorways and Manchester International Airport are all within a radius of 10 miles.

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

GROUND FLOOR:

LOUNGE	15'1" x 14'2" (4.60m x 4.30m) Multi-fuel stove. Large box bay window. Large understairs storage cupboard. Central heating radiator.
DINING ROOM	13'3" x 11'2" (4.05m x 3.41m) Feature fireplace. Central heating radiator. Open to:
KITCHEN	13'10" x 8'9" (3.99m x 2.71m) Well equipped modern kitchen fitted with units to floor and wall. Integrated dishwasher, fridge freezer, electric oven and microwave. Electric hob with extractor hood. Breakfast bar. Underfloor heating. Part tiled.
UTILITY ROOM	Plumbing for washing machine and space for dryer. Velux window.
W/C	WC and washbasin. Velux window.
REAR PORCH	With stable door, leading to rear garden.

Stairs from the dining room lead up to:-

FIRST FLOOR:

LANDING	
BEDROOM NO.1	14'9 x 14'2 (4.50m x 4.32m) Fitted units along one wall. Central heating radiator.
EN-SUITE	Fully tiled Wet room with large waterfall shower. WC and washbasin.

BEDROOM NO.2 13'10 x 9'2" (4.22m x 2.79m) Central heating radiator.

BATHROOM Modern four piece suite including large shower enclosure with waterfall shower. Bathtub, WC and washbasin in vanity unit. Underfloor heating.

Stairs from the hallway lead to:

SECOND FLOOR:

BEDROOM NO.3 14'7" x 10'5" (4.50m x 3.23m) with additional storage area with restricted height. Central heating radiator. Storage in eaves. Velux window.

OUTSIDE: Pleasant south facing decked courtyard to the rear. Parking for multiple vehicles as previously mentioned and accessed through the garden. Garden shed.

SERVICES: All mains services are connected.

COUNCIL TAX: Band 'C'

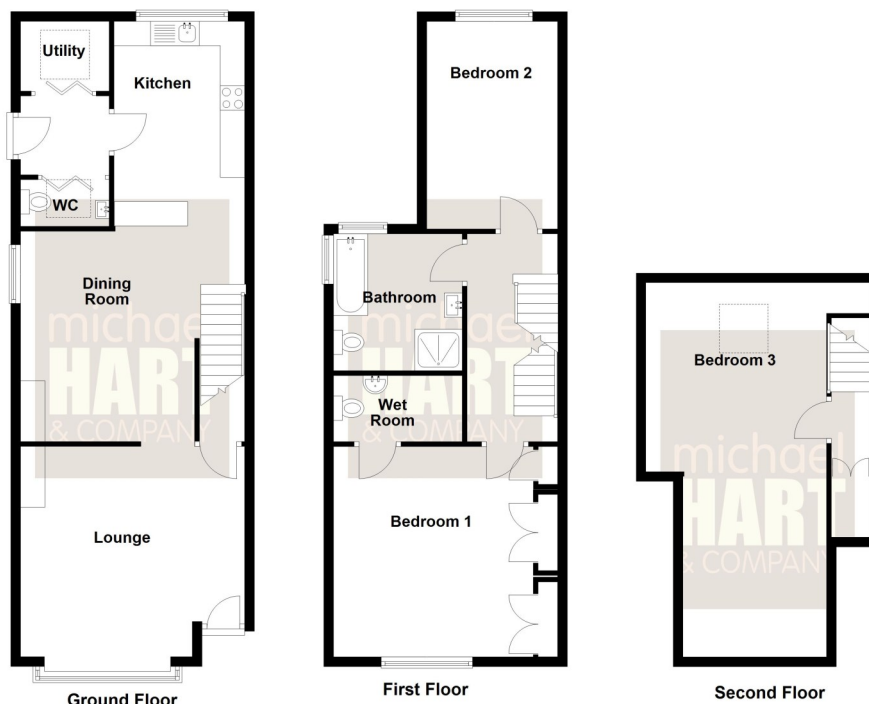
PRICE: **£450,000**

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

DIRECTIONS: From our Bollington office travel along Wellington Road towards Pott Shrigley. The property can be found on the right hand side.

ENERGY RATING: EPC rating 'C'

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.

