

**** NO ONWARD CHAIN****

**AN ATTRACTIVELY PRESENTED STONE TERRACED COTTAGE IN AN
ELEVATED POSITION ON THE EDGE OF THE VILLAGE
CLOSE TO COUNTRYSIDE AND LOCAL AMENITIES**



**32 SHRIGLEY ROAD, BOLLINGTON, MACCLESFIELD
CHESHIRE, SK10 5QU
£225,000**

32 SHRIGLEY ROAD, BOLLINGTON, MACCLESFIELD, CHESHIRE, SK10 5QU.

Offered with no onward chain, this traditional cottage has an attractive stone frontage under a slate roof. The accommodation within is presented in an attractive fashion creating the basis for a comfortable and cosy home.

To the ground floor is a bright and airy lounge, with high ceilings and a feature fireplace. The dining kitchen has a good amount of fitted units and has a large under stairs cupboard. To the first floor are two bedrooms and the bathroom.

The property is situated in an elevated position up and above the road set back by a pleasant walled paved area at the front. To the rear there is a small elevated private patio area, with a larger communal garden area beyond. There is also a private stone store shed.

Shrigley Road is a popular road on the verge of Bollington running out towards the fields and hills of Pott Shrigley. This cottage is positioned conveniently for accessing many of the amenities in Bollington such as shops for everyday needs and a good selection of pubs and restaurants. There are bus services from nearby stops with services running into Macclesfield where there are a comprehensive range of shops and a mainline rail station. Manchester Airport and the Northwest motorway network can be accessed within a radius of 11 miles.

The accommodation has gas fired central heating, and in more detail comprises:-

GROUND FLOOR:

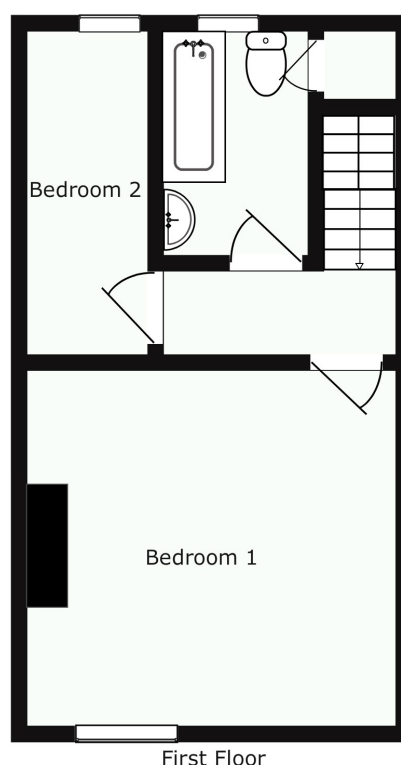
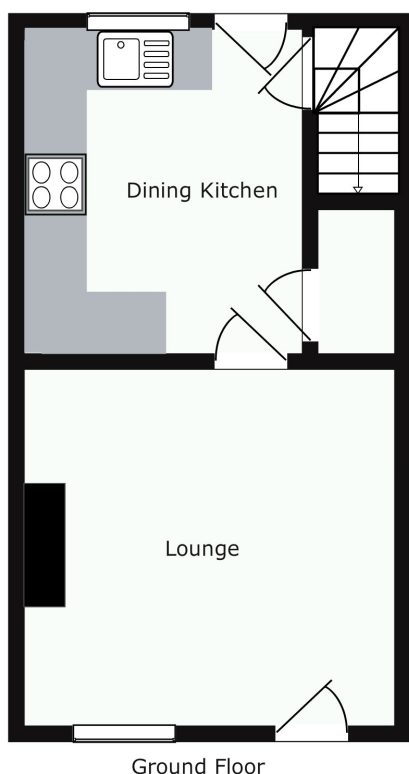
LOUNGE	12'3" x 11'9" (3.72m x 3.59m) Tiled fireplace. Meter cupboard. Central heating radiator.
DINING KITCHEN	10'9" x 9'2" (3.27m x 2.79m) Fitted with modern units to floor and wall incorporating stainless steel sink, gas hob with stainless steel hood and electric oven. Fridge/freezer. Central heating radiator. Under stairs cupboard.

Stairs from the Dining Kitchen lead to:-

FIRST FLOOR:

LANDING	
BEDROOM NO.1	12'2" x 11'9" (3.69m x 3.58m) Tiled feature fireplace. Central heating radiator.
BEDROOM NO.2	10'8" x 4'4" (3.26m x 1.32m) Central heating radiator.
BATHROOM	Fitted with white suite comprising panelled bath with electric shower, pedestal washbasin and WC. Central heating radiator.

<u>OUTSIDE:</u>	Small walled garden to the front. Communal yard to the rear with store shed.
<u>SERVICES:</u>	All main services are connected.
<u>TENURE:</u>	Freehold
<u>COUNCIL TAX BANDING:</u>	'B'
<u>PRICE:</u>	£225,000 *NO ONWARD CHAIN*
<u>VIEWING:</u>	By appointment with the AGENTS Michael Hart & Company.
<u>DIRECTIONS:</u>	From our Bollington Office travel along Wellington Road towards Pott Shrigley. Pass through Bollington, over the mini roundabout and travel up Shrigley Road, a continuation of the main road. The property can be found towards the top on the left hand side.
<u>ENERGY RATINGS:</u>	EPC Rating 'D'
<u>FLOOR PLANS:</u>	



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.

