



CHARTERED SURVEYORS LAND and ESTATE AGENTS AUCTIONEERS and VALUERS

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****NO ONWARD CHAIN****

OFFERING SPACIOUS AND AIRY ROOMS OF VICTORIAN STYLING,
AN OUTSTANDING STONE BUILT HOUSE
WITH TWO DOUBLE BEDROOMS AND PRIVATE YARD TO THE REAR



10 HENSHALL ROAD, BOLLINGTON, MACCLESFIELD,
CHESHIRE, SK10 5HX
£295,000



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10 HENSHALL ROAD, BOLLINGTON, MACCLESFIELD, SK10 5HX

Offered with no onward chain, this attractive Victorian terraced house has been totally refurbished and restored by its current owner to provide an outstanding home with an array of handsome features. The high ceilings and generous room dimensions combine effectively with other features such as deep stripped pine skirting boards, exposed flooring and plaster mouldings. A solid fuel burning stove has been introduced to the living/dining room as a warming focal point for chilly evenings.

In addition to the original accommodation set out over two floors, there is a large and very useful area that has been created within the roof space having natural light from ‘Velux’ roof windows.

To the rear of the house there is an enclosed walled courtyard with a brick built store shed.

The location is a convenient one being within a couple of 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 double glazing, and the accommodation comprises in more detail:-

GROUND FLOOR:

ENTRANCE HALL	2 wall light points. Central heating radiator.
LOUNGE	12'0" x 11'11" (3.66m x 3.62m) Meter cupboard to side of chimney breast. Television point. Telephone point. Central heating radiator.
DINING ROOM	14'8" x 14'0" (4.27m x 3.79m) Fireplace with solid fuel burning stove. French doors to rear courtyard. Central heating radiator.
KITCHEN	11'2" x 9'2" (2.41m x 2.40m) Fitted units to floor and wall. Stainless steel sink with single drainer, gas hob with extractor hood, electric oven, plumbing for washing machine and dishwasher. Back door.

Stairs from the Entrance Hall lead up to:-

FIRST FLOOR:
LANDING

BEDROOM NO.1	15'0" x 14'0" (4.89m x 3.67m) Central heating radiator.
BEDROOM NO.2	13'0" x 8'9" (4.26m x 3.00m) Central heating radiator.
BATHROOM/WC	With attractive white suite comprising panelled bath with electric shower, separate shower enclosure with thermostatic shower, pedestal washbasin and low level WC. Tiled floor. Chrome heated towel rail.

Ladders and a hatch in the landing ceiling give access to:

ATTIC AREA	13'0" x 8'9" (6.26m x 4.51m) with restricted headroom in eaves. 2 Velux roof windows. Central heating radiator.
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<u>OUTSIDE:</u>	Pleasant enclosed courtyard to the rear.
<u>SERVICES:</u>	All mains services are connected.
<u>COUNCIL TAX BANDING:</u>	‘B’
<u>PRICE:</u>	£295,000
<u>TENURE:</u>	Freehold
<u>VIEWING:</u>	By appointment with the AGENTS Michael Hart & Company.
<u>DIRECTIONS:</u>	From our Bollington office travel up Henshall Road towards Macclesfield. The property can be found on the left hand side.
<u>ENERGY RATING:</u>	EPC ‘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.