

A WELL PRESENTED AND SPACIOUS TWO BEDROOMED SECOND FLOOR APARTMENT IN AN ATTRACTIVE DEVELOPMENT WITHIN EASY REACH OF VILLAGE AMENITIES.



6 HAMSON DRIVE, BOLLINGTON,
MACCLESFIELD, CHESHIRE SK10 5SS
£210,000

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A spacious second floor apartment which boasts an airy and bright interior, offering a well proportioned and welcoming living area with large windows which fills the space with plenty of natural light.

The apartment is well presented throughout and in brief comprises, Entrance hallway with double hanging storage cupboard, dual aspect living room, a modern fitted kitchen with integrated appliances, two bedrooms and large bathroom with bath tub and sperate shower cubicle.

The apartment is within a small purpose built block with attractive stone elevations in keeping with the traditional styling of local houses. It is within small development of dwellings laid out in a spacious manner on the site of the former Oak Bank Mill.

There are communal gardens around the apartment block, and a car park area for residents and visitors.

The apartment is well positioned to enjoy all the attractions that Bollington has to offer. The village boasts a range of amenities, shops, and restaurants that cater to all tastes. With easy access to the Peak District, nature lovers and outdoor enthusiasts can take advantage of the stunning countryside in the area.

The nearby town of Macclesfield, 3 miles away, provides an extensive range of shopping and entertainment facilities and the main line railway station provides direct connections to Manchester and London. The M6 and M60 Motorways and Manchester International Airport are all within a radius of 10 miles.

The accommodation has double glazing throughout, full gas fired central heating and comprises in more detail:

GROUND FLOOR

COMMUNAL ENTRANCE HALL

ENTRANCE HALL	Entrance door communication telephone. Two cloaks/store cupboards.
LIVING ROOM	17'1" x 13'1" (5.20m x 3.99m) 2 Central heating radiators.
DINING KITCHEN	11'7" x 8'5" (3.20m x 2.57m) Units to floor and wall incorporating sink, gas hob and electric oven. Space for fridge freezer and plumbing for washing machine. Central heating radiator.
BEDROOM NO.1	12'8" x 11'1" (3.86m x 3.38m) Central heating radiator.
BEDROOM NO.2	11'10" x 10'9" (3.59m x 3.31m) Built in storage cupboard. 2 x Central heating radiators.
BATHROOM	Fitted with 4 piece suite comprising bath tub, shower cubicle with thermostatic shower, pedestal washbasin, low level W.C. Heated towel rail. Extractor fan.

OUTSIDE: Car park for residents with visitor parking spaces. Communal garden areas.

SERVICES: Mains services of gas, electricity, water and drainage are connected.

TENURE: The property is held on a 998 year leasehold basis. Ground Rent is £100 per annum and service charge of £101.48 per month.

COUNCIL TAX: BAND 'C'

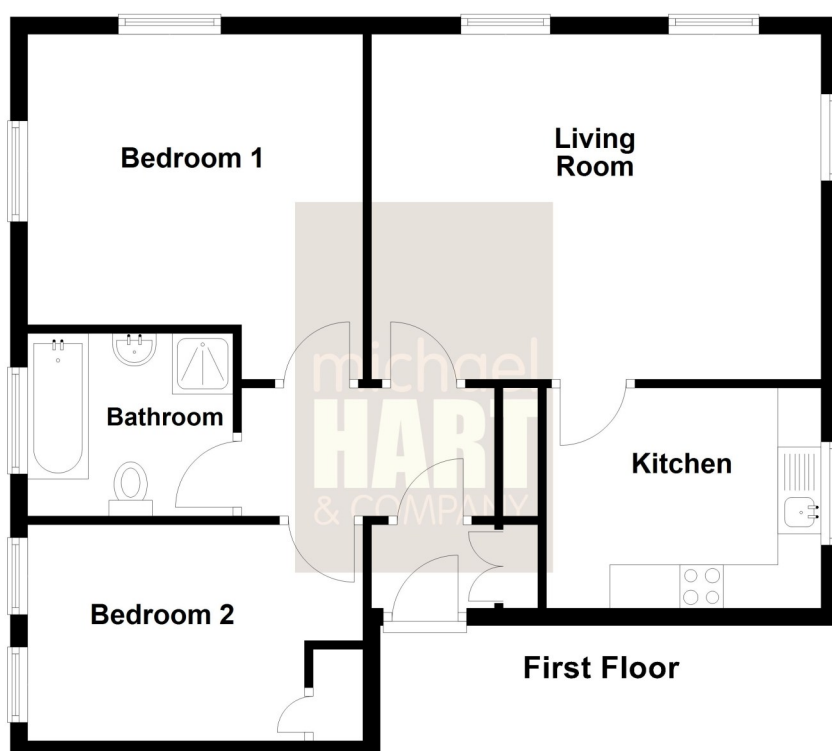
PRICE: **£210,000**

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

ENERGY RATING: 'C'

DIRECTIONS: From our Bollington Office travel along Wellington Road towards Pott Shrigley. Continue onto Palmerston Street and turn left at the mini roundabout into Hamson Drive. The property is 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.

