



CHARTERED SURVEYORS LAND and ESTATE AGENTS AUCTIONEERS and VALUERS

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TO BE LET PART FURNISHED

A SUPERB COTTAGE HOME WITH HIGH QUALITY FITTINGS AND FIXTURES
AND A LOVELY WEST FACING REAR GARDEN.



27 BOLLINGTON ROAD, BOLLINGTON, MACCLESFIELD, SK10 5EJ

£995 pcm



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This is an attractive mid terrace stone cottage of mid nineteenth century origin that has previously undergone a complete refurbishment to the highest standard. Modern fixtures introduced retain the rustic appeal of the old cottage form and combine these most effectively with contemporary fittings to meet the luxuries desired for modern life. The cottage has well proportioned accommodation, a pleasing feature being the size of the dining kitchen which has ample room as a good working kitchen and for a table, ideal for entertaining. Lofty bedrooms feature beams and inset spotlights.

Another notable feature of the property is the stone flagged garden located to the rear, with a gate in the end wall leading to a parking area. The rear of the cottage has a westerly aspect meaning it catches any afternoon and evening sunshine.

Within Bollington there are shops for everyday needs and a selection of primary schools. Pubs, restaurants, a leisure centre, library and recreation parks are just some of the other facilities available. Macclesfield is approximately 2 miles away where there is a more comprehensive range of shops and a mainline rail station. Manchester airport and access to the motorway network are within a radius of 11 miles.

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

GROUND FLOOR:

LOUNGE	11'9" x 10'10" (3.58m x 3.28m) Solid fuel burning stove in fireplace. Wooden flooring. Central heating radiator.
DINING KITCHEN	12'10" x 11'9" (3.92m x 3.58m) Good range of attractive modern units to floor and wall with stainless steel sink. Electric oven and hob with extractor hood. Integral washing machine and fridge freezer. Cupboard with gas fired combi central heating boiler. Central heating radiator. Stone flagged floor. Stable style back door.

A superb oak and glass staircase leads from the dining kitchen lead to:

FIRST FLOOR:

LANDING	
BEDROOM NO.1	11'8" x 10'9" (3.57m x 3.28m) Central heating radiator.
BEDROOM NO.2	13'0" x 5'5" (3.97 x 1.64) Central heating radiator.
BATHROOM	With modern white suite compromising: p-shaped panelled bath with electric shower, pedestal washbasin and low level WC. Tiled floor. Central heating towel warming radiator.

OUTSIDE: Lovely west facing rear garden, mainly paved with stone flags and raised borders. Gate in wall at end with access to parking area.

SERVICES: All mains services are connected.

AVAILABILITY: Subject to the usual references, the property is available for a minimum term of six months or longer by arrangement.

TENANCY INFORMATION: In accordance with the Tenants Fee Act 2019 information relating to Permitted Payments and Tenant Protection can be found on our website www.michael-hart.co.uk.

COUNCIL TAX BANDING: 'B'

RENT: £995 per calendar month.

VIEWING: By appointment with the AGENTS Michael Hart & Company, Bollington office 01625 575578.

DIRECTIONS: From our Bollington office travel up Henshall Road towards Macclesfield. This runs into Bollington Road, after passing 'The Cock and Pheasant' Public House, number 27 can be found on the right hand side.

ENERGY RATING: 'TBC'

FLOOR PLANS:



SURVEYS AND VALUATIONS
Should you require a Valuation, RICS Homebuyers Survey and Valuation, or a full 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.