

****NO ONWARD CHAIN****

OFFERING PLENTY OF POTENTIAL, A TWO DOUBLE BEDROOMED
COTTAGE WITH PRIVATE GARDEN TO THE REAR ON QUIET NO
THROUGH ROAD



30 PRINCESS STREET, BOLLINGTON, MACCLESFIELD,
CHESHIRE, SK10 5HZ
£195,000

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With no onward chain, this extended terraced cottage offers plenty of potential with airy rooms of good proportions. To the front of the property is a cosy lounge with feature fireplace with an open-plan dining kitchen to the rear which creates a comfortable and sociable area.

To the first floor there are two large bedrooms, and bathroom which is accessed via the rear bedroom.

To the rear there is a private garden area with raised lawn. The rear garden can also be accessed via a ginnell between number 30 and next door.

Princess Street is a side street of Bollington that is conveniently located for access to shops, primary schools and bus stops with services into Macclesfield and Stockport. The Middlewood linear walkway runs across the top of the street and the Macclesfield Canal is nearby. Macclesfield is within 3 miles where there are a further range of shops and a mainline rail station. The M60 and M56 motorways, and Manchester Airport are all within an 11 mile radius.

In more detail the accommodation comprises:-

GROUND FLOOR:

RECESSED PORCH

LOUNGE 11'4" x 11'0" (3.45m x 3.35m) Cast iron feature fireplace. Meter cupboard. Television aerial point. Telephone point. Central heating radiator.

DINING ROOM 11'3" x 9'4" (3.43m x 2.84m) Central heating radiator. Open to:

KITCHEN 9'1" x 7'7" (2.77m x 2.31m) Fully fitted with units to floor and wall incorporating sink, gas hob with extractor hood and electric oven. Plumbing for washing machine and space for fridge. Fully tiled surrounds to kitchen area. Central heating radiator. Door to rear garden.

Stairs from the Lounge lead to:-

FIRST FLOOR:

BEDROOM NO.1 14'2" x 11'1" (4.32m x 3.38m) Deep built in wardrobe. Central heating radiator.

BEDROOM NO.2 11'4" x 11'0" (3.45m x 3.35m) Central heating radiator. Leading to:

BATHROOM Panelled bath, pedestal washbasin and low level WC. Central heating radiator.

OUTSIDE: Private rear garden.

SERVICES: All main services are connected and a telephone is available.

COUNCIL TAX BANDING: 'B'

EPC RATING: 'C'

PRICE £195,000 *NO ONWARD CHAIN*

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

DIRECTIONS: From our Bollington office travel up Henshall Road towards Macclesfield. Turn first left into Princess Street and property can be found on the left hand side.

FLOOR PLANS:



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.

