

A WELL PRESENTED MODERN TOWN HOUSE HAVING TWO DOUBLE BEDROOMS AND SOUTH FACING VIEWS OVER FARMLAND AT THE REAR, ON THE EDGE OF A SMALL POPULAR DEVELOPMENT CLOSE TO AMENITIES.



12 SPINNERS WAY, BOLLINGTON, MACCLESFIELD,
CHESHIRE, SK10 5HE
£295,000

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****NO ONWARD CHAIN****

Constructed in the early 2000's, this mid mews town house is in a quiet cul-de-sac, convenient for everything Bollington has to offer. Easy access to the surrounding countryside with Macclesfield canal and the Middlewood Way just minutes away. It is also a short walk to schools, shops and restaurants, this is a highly desirable location within the village.

The living room and dining kitchen provide a bright space on the first floor, with two double bedrooms and the bathroom situated on the second floor. Having brick elevations under a tiled roof, the property enjoys a pleasant position on this popular small modern development overlooking farmland to the rear.

To the front of the property there is a driveway leading to a particularly spacious integral garage which has room for storage or a workshop etc. in addition to housing a car.

To the rear of the house and accessed from the dining kitchen there is a delightful low maintenance south facing garden with patio, shrubs and raised beds.

The position is a convenient one being within easy reach of many of the amenities available in Bollington. These include shops for everyday needs, primary schools, a leisure centre and bus stops with services into Macclesfield and Stockport. The Middlewood linear walkway passes close by opening up the beautiful countryside within which Bollington sits. Macclesfield is approximately 3 miles away where there is a more comprehensive range of shops and a mainline rail station. The M60 and M56 motorways and Manchester airport are within a radius of 11 miles.

There is uPVC double glazing and gas fired central heating to the accommodation which comprises in more detail:-

GROUND FLOOR:

ENTRANCE VESTIBULE Central heating radiator.

Stairs lead to:-

FIRST FLOOR

LIVING ROOM 14'9" x 12'7" (4.51m x 3.84m) Two wall lights. TV aerial point. Telephone point. Central heating radiator.

DINING KITCHEN 12'7" x 8'10" (3.84m x 2.68m) Fully fitted with units to floor and wall incorporating 1½ bowl stainless steel sink, 4 ring gas hob with extractor hood and electric oven. Plumbing for washing machine. Space for fridge freezer. Wall light. Boiler. Central heating radiator.

Stairs from the living room lead to:-

SECOND FLOOR:

LANDING Central heating radiator.

BEDROOM NO.1 12'7" x 9'6" (3.84m x 2.89m) Central heating radiator.

BEDROOM NO.2 9'6" x 8'0" (2.89m x 2.44m) Airing cupboard with hot water cylinder. Built in wardrobe. Central heating radiator.

BATHROOM With white suite comprising panelled bath with electric shower, pedestal wash basin and low level WC. Central heating radiator.

<u>OUTSIDE:</u>	<p>INTEGRAL GARAGE 17'1" x 12'9" (5.20m x 3.89m) overall. With electric light and power.</p> <p>Driveway to front. Delightful low maintenance south facing rear garden with patio and raised beds.</p>
<u>SERVICES:</u>	All mains services are connected and a telephone is available.
<u>COUNCIL TAX BANDING:</u>	'C'
<u>TENURE:</u>	We understand from the vendor that the property is leasehold for the residue of a 999 year lease with 971 years remaining.
<u>PRICE:</u>	£295,000 **NO ONWARD CHAIN**
<u>VIEWING:</u>	By appointment with the AGENTS Michael Hart & Company.
<u>DIRECTIONS:</u>	From our Bollington office travel up Henshall Road towards Macclesfield. Turn first left in to Princess Street and first right on to Spinners Way. Number 12 will be found on the right hand side.
<u>ENERGY RATING:</u>	EPC rating 'TBC'
<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.

