

CHARTERED SURVEYORS LAND and ESTATE AGENTS AUCTIONEERS and VALUERS

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HART
& COMPANY

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A BEAUTIFULLY PRESENTED SEMI-DETACHED COTTAGE
WITH PARKING AND REAR GARDEN
IN A SOUGHT AFTER LOCATION ON THE EDGE OF THE VILLAGE



1 MOSS LANE, BOLLINGTON, MACCLESFIELD,
CHESHIRE, SK10 5HJ
£320,000



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**1 MOSS LANE, BOLLINGTON, MACCLESFIELD,
CHESHIRE, SK10 5HJ**

Viewings are highly recommended on this attractive double fronted semi-detached cottage, set in a sought after location on the outskirts of the village, close to open countryside.

Beyond the useful entrance porch is a well presented lounge which features a cast iron multi-fuel stove in an exposed brick fireplace, creating a fantastic focal point within the room. The space is bright and airy benefitting from high ceilings and featuring characterful beams throughout.

The recently fitted kitchen has been carefully selected to suit the style of the property with quartz worktops and modern units. A utility room and WC to the back of the kitchen provides a space for appliances to be tucked away, out of the kitchen. Completing the ground floor is a sitting room which has recently been fitted with a warm roof, meaning this is a flexible space to use all year round.

To the first floor are two double bedrooms and a modern shower room.

Externally the property benefits from parking to the front and a private, low maintenance garden to the rear with decking area.

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

GROUND FLOOR

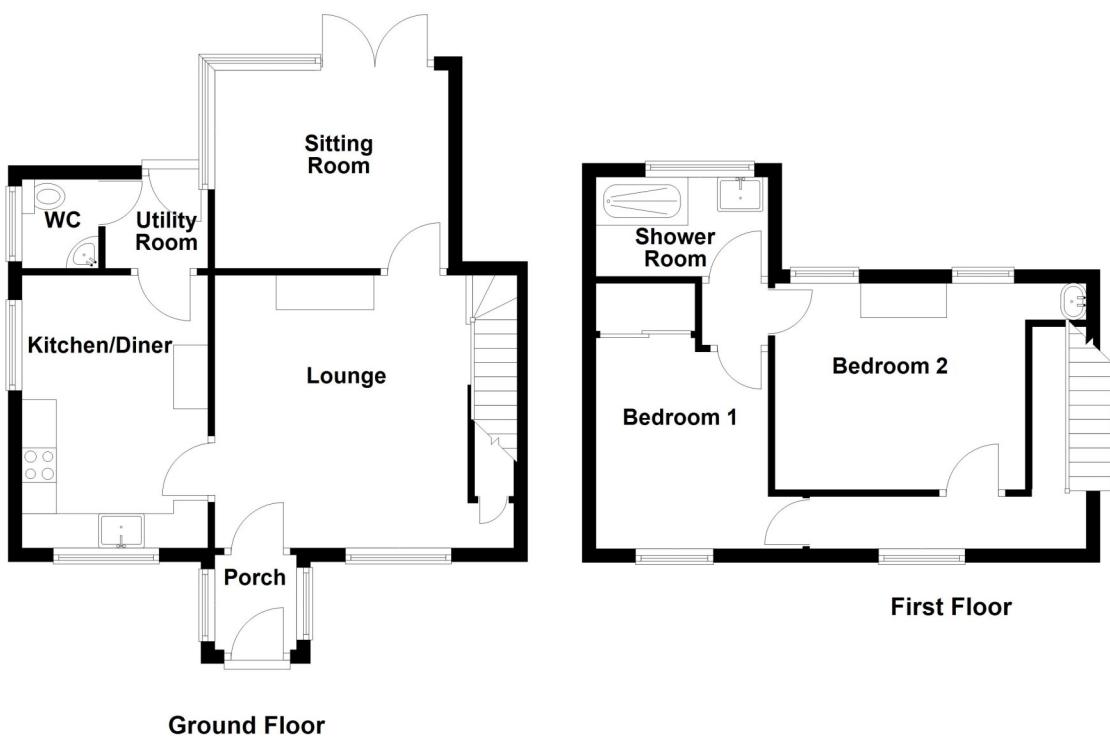
ENTRANCE HALL	4'52" x 3'90" (1.38m x 1.19m)
LOUNGE	14'2" x 13'0" (4.35m x 3.97m) Multi Fuel Stove in attractive exposed brick fireplace. Wooden mantel. Understairs storage cupboard. Central heating radiator.
DINING KITCHEN	12'8" x 8'8" (3.92m x 2.71m) Modern fitted kitchen with units to floor and Wall featuring quartz worktops. Sink with drainer. Plumbing for dishwasher. Electric hob with extractor hood. Integrated electric oven and microwave. Combi boiler (approximately 3 years old). Central heating radiator
SITTING ROOM	10'9" x 9'4" (3.34m x 2.88m). Recently fitted warm roof. Central heating radiator. Double glass doors opening onto decking area in rear garden.
UTILITY ROOM	4'8" x 4'2" (1.49m x 1.30m) Plumbing for washing machine and space for dryer. Central heating radiator. Door to rear garden.
WC	WC and washbasin.

A staircase from the lounge leads to:

FIRST FLOOR

LANDING	Central heating radiator.
BEDROOM NO.1	9'2" x 8'6" (2.82 x 2.65m) Large built in wardrobes.
BEDROOM NO.2	11'1" x 9'6" (3.40m x 2.95m). Washbasin in vanity unit. Central heating radiator.
SHOWER ROOM	Modern shower room with large shower enclosure with thermostatic rain shower. Large modern washbasin in vanity unit and central heated towel rail. Part tiled.

<u>OUTSIDE:</u>	Off street parking to the front of the property. Garden to the rear with decking area. Side access. Large garden shed.
<u>SERVICES:</u>	All mains services are connected.
<u>TENURE:</u>	Freehold.
<u>COUNCIL TAX:</u>	Band 'C'
<u>PRICE:</u>	£320,000
<u>VIEWING:</u>	By appointment with the AGENTS Michael Hart & Company.
<u>DIRECTIONS:</u>	From our Bollington Office travel along Wellington Road and take the first left onto Albert Road. Carry along this road and take the 3rd turning onto Moss Brow followed by the first turning onto Moss lane, the property is found on the right hand side.
<u>ENERGY RATING:</u>	EPC rating 'TBC'
<u>FLOOR PLAN:</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.

