

**\*\*NO ONWARD CHAIN\*\***

IN A QUIET AND UNIQUE SETTING ON THE EDGE OF BOLLINGTON BACKING  
ONTO HILL FARMLAND, A THREE BEDROOMED STONE END OF TERRACE  
COTTAGE



46 LORD STREET, BOLLINGTON, MACCLESFIELD,  
CHESHIRE, SK10 5BN  
**£285,000**

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With a unique approach and setting, this stone cottage is on the end of a small terrace set right on the edge of Bollington and the hills that surround. The accommodation includes three good sized bedrooms and pleasant outlooks across fields towards the Peak National Park, making it an altogether delightful location.

Being on the edge of the village, there is easy access to footpaths, particularly for walking up to the local landmark 'White Nancy' and along to the stunning waterfall at Ingersley Vale. Within a few minutes walk you reach the heart of the village where there are shops for everyday needs, a number of restaurants and pubs, recreational parks and the library. There are bus stops to Tytherington and Macclesfield where comprehensive shopping facilities and a mainline rail station are situated.

The accommodation has gas fired central heating and in more detail comprises:-

GROUND FLOOR:

DINING HALL	10'1" x 7'11" (3.07m x 2.41m) Built in cloaks cupboard. Deep under stairs cupboard with vent for tumble dryer. Central heating radiator.
LOUNGE	12'10" x 12'0" (3.91m x 3.66m) Stone open fireplace with slate hearth and wooden mantel. Cupboards and shelving to each side of chimney breast. Central heating radiator.
KITCHEN	10'4" x 6'10" (3.15m x 2.08m) Good range of fitted modern units to floor and wall incorporating stainless steel sink, gas hob with extractor hood and electric oven. Washing machine. Gas central heating boiler. Central heating radiator.

Stairs from the lounge lead to:-

FIRST FLOOR:

LANDING

BEDROOM NO.1	13'0" x 12'0" (3.96m x 3.66m) Built in wardrobe. Central heating radiator.
BEDROOM NO.2	10'8" x 10'2" (3.25m x 3.10m) Central heating radiator.
BEDROOM NO.3	12'9 x 8'8" (3.89m x 2.64m) Overall. Central heating radiator.
BATHROOM	With white suite comprising side filling roll top bath, shower enclosure with thermostatic shower, pedestal washbasin and WC.

OUTSIDE: Courtyard to front with flower bed. Path and fields to rear.

SERVICES: All mains services are connected.

COUNCIL TAX BANDING: Band 'C'

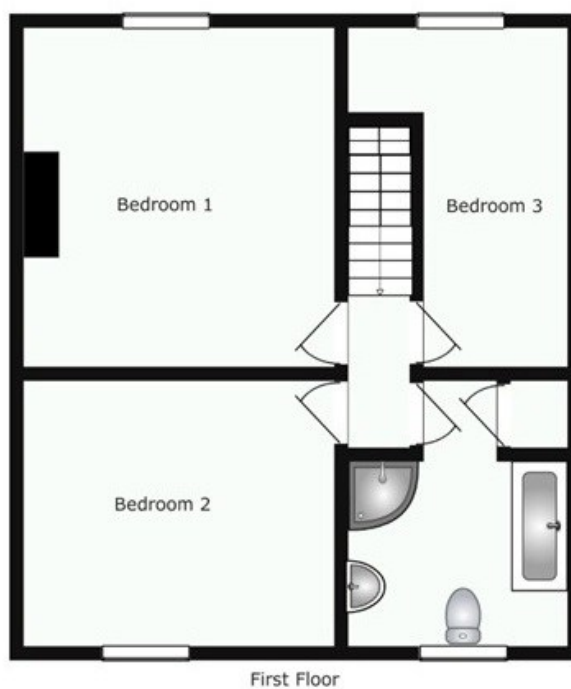
PRICE **£285,000 \*NO ONWARD CHAIN\***

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

DIRECTIONS: From our Bollington office travel up Grimshaw Lane towards Kerridge. At the top turn left onto Chancery Lane and continue along here until the road drops away where it becomes Lord Street. Number 46 can be found after a short distance on the right hand side behind number 40.

ENERGY RATING: EPC 'E'

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.



