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# 12 Princess Street, Bollington, Cheshire, SK10 5HZ

**\*\* NO ONWARD CHAIN \*\*** A charming mid terrace, stone cottage with a private garden and located in the village of Bollington enjoying close proximity to the countryside and within walking distance of the local shops, schools and the ever popular Middlewood way and canal. The property in brief comprises; living room and kitchen with access to the private rear garden. To the first floor are two bedrooms (main bedroom open plan off the landing) and shower room. To the rear of the property is a private garden with a stone patio and steps up to a lawned garden. Gated access to the side.

## £190,000

### Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

### Location

Set in Cheshire's plains, on the fringe of the Peak District National Park, Macclesfield combines the old with the new. Originally a medieval town, Macclesfield became the country's 'Silk' capital in the 1750's, whilst it still retains that heritage, in recent years it has grown to become a thriving business centre. Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There are many independent and state primary and secondary schools. The access points of the North West Motorway network system, Manchester International Airport and some of Cheshire's finest countryside are close at hand. Intercity rail links to London Euston and Manchester Piccadilly can be found at Macclesfield and Wilmslow railway stations as well as commuter rail links to the local business centres.

### Direction

Leaving Macclesfield in a northerly direction along the Silk Road, turn

right at the roundabout (signposted Bollington) onto Bollington Road, continuing onto Wellington Road towards Pott Shrigley. After a short while turn right into Princess Street (which is the road just before Grimshaw Lane). Number 12 will be found on the left hand side.

### Living Room

11'10" x 10'07"

Bright and airy living room with double glazed window to the front aspect. Stairs to the first floor. Radiator.

### Kitchen

11'09" x 7'10"

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Inset stainless steel sink unit with mixer tap and drainer. Four ring electric hob with extractor hood over. Built in oven. Space for a washing machine and fridge/freezer. Wall mounted boiler. Radiator. Window to the rear aspect. Stable door to the garden.

### Stairs To The First Floor

Access to the loft space. Open to bedroom one. doors to the second bedroom and bathroom.

### Bedroom One

11'10" x 10'05"

Open to staircase, double bedroom with double glazed window to the front aspect, radiator

### Bedroom Two

8'0 x 6'10

Single bedroom with double glazed window to the rear aspect. Radiator.

### Shower Room

Shower cubicle, push button low level WC and pedestal wash hand basin. Chrome ladder style radiator. Double glazed window to the rear aspect. Recessed ceiling spotlights. Tiled floor.

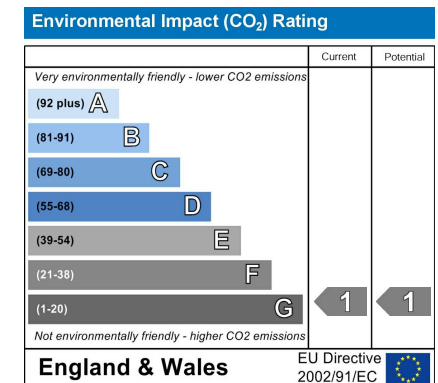
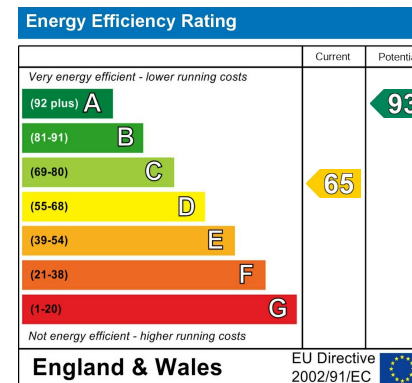
### Outside

### Private Garden

To the rear of the property is a private garden with a stone patio and steps up to a lawned garden. A useful brick built in storage shed.

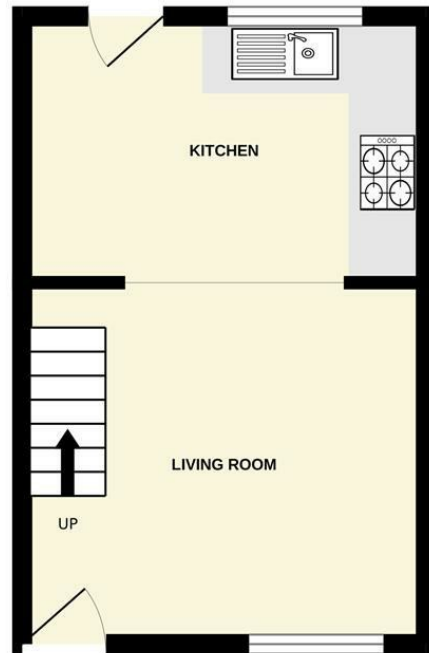
### Tenure

We believe that the property is Freehold and that the council tax tax band is B. We would advise any perspective buyer to confirm these details with their legal representative.

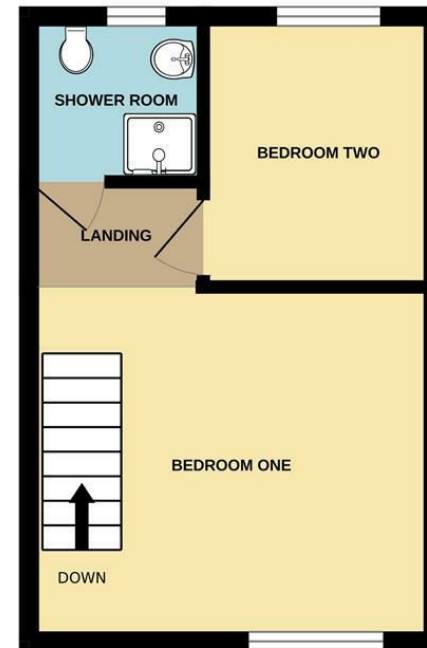




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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