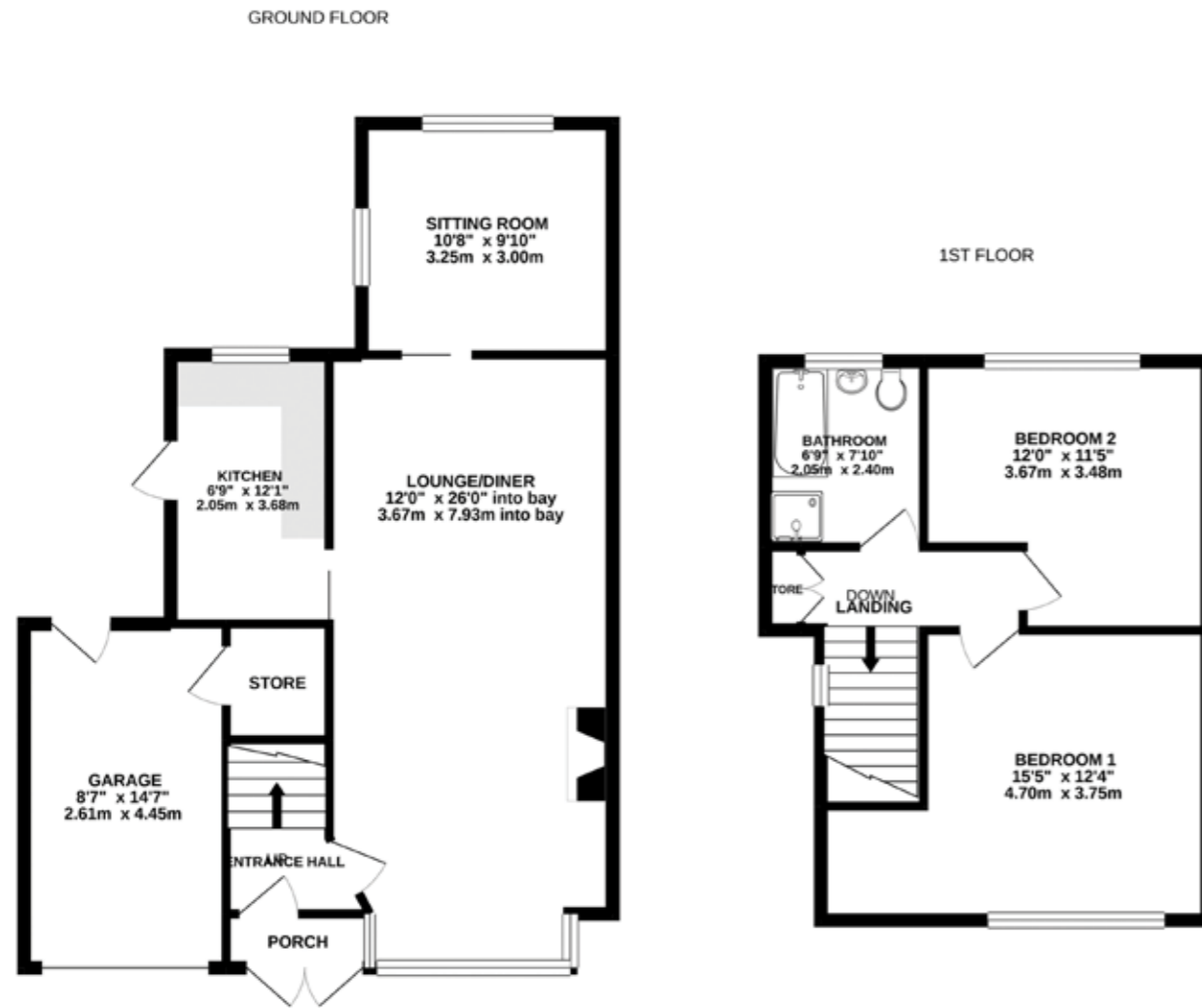


ALBERT ROAD

Bollington

£270,000



TOTAL FLOOR AREA: 1096 sq ft. (101.8 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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NOTICE

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THE AREAS LEADING ESTATE AGENCY

Macclesfield

80-82, Waters Green, MACCLESFIELD SK11 6LH

01625 511367 macclesfield@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

Situated in the much sought after village of Bollington, a character 1930's SEMI DETACHED house offering excellent room sizes, with TWO DOUBLE BEDROOMS, extended ground floor with TWO/THREE RECEPTION ROOMS, lovely gardens, ample PARKING and an attached GARAGE. No vendor chain.

- 1930's semi detached house
- Superb Village Location
- Two/three large reception rooms
- Two generous double bedrooms
- Large Bathroom

- Attached garage with power and lighting
- Front and rear gardens
- Great potential for improvements
- NO ONWARD CHAIN
- GFCH on modern boiler, uPVC double glazing

£270,000

ALBERT ROAD

Bollington



Albert Road is situated in an excellent location in the popular village of Bollington and comprises a pleasant mixture of different styles of properties. This particular handsome 1930's semi detached is fronted by a large garden and deep driveway providing off road car parking and leading to the attached garage. The good size rear gardens include two patios and areas laid to lawn, and not being directly overlooked enjoy a great deal of privacy. The spacious accommodation offers great potential for improvements and includes an impressive 26 ft through lounge/dining room, kitchen and a further sitting room with sliding doors to outside. The first floor features two genuine double bedrooms and a large bathroom fitted

with a four piece suite, including a separate shower cubicle. The house has the benefit of gas fired central heating run on a modern system and uPVC double glazing and with no vendor chain, will appeal to a number of discerning purchasers.

LOCATION

Bollington is a popular, picturesque village which offers many local amenities, is surrounded by open countryside, with the centres of Poynton and Macclesfield just a short drive away. Macclesfield is a thriving market town that provides a comprehensive range of shops, varied social and recreational amenities and good schools for children of all ages. For the commuter, Manchester International Airport and its connection with the North West motorway network

are approximately thirty minutes away by car and the railway station in Macclesfield provides fast and frequent Intercity and commuter links with Manchester, London and the surrounding business centres.

DIRECTIONS

Travelling out of Macclesfield in a northerly direction, continue to the roundabout signposted Bollington and take the third exit into Bollington Road. Continue into Henshall Road and after passing Grimshaw Lane, continue into Wellington Road, taking the next turning on the left into Albert Road, where the property can be found on the right.
POSTCODE : SK10 5HS

TENURE

We are informed by our client that the property is freehold and free from chief rent. Prospective purchasers are advised to confirm this point with their solicitor.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East Borough Council. Tax Band : C

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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