

TO BE LET PART FURNISHED

OCCUPYING A DELIGHTFUL POSITION ON A SMALL CUL DE SAC, A VERY SMART RECENTLY REFURBISHED TWO BEDROOMED SEMI DETACHED BUNGALOW SET WITHIN LOVELY GARDENS



47 FAIRFIELD AVENUE, BOLLINGTON, CHESHIRE, SK10 5LZ

£1,125pcm (including garden maintenance)

47 FAIRFIELD AVENUE, BOLLINGTON, MACCLESFIELD, SK10 5LZ

This is a delightful semi detached bungalow that has recently been fully refurbished in a very smart manner. It offers superbly presented two bedrooomed accommodation with bright rooms and modern fittings. With a modern gas fired central heating system and double glazing throughout there is the basis for a comfortable home that can be easily managed.

The property stands with good sized tidy gardens to the front and rear, the maintenance of which is included within the rent. The gardens include a long driveway leading to a spacious detached garage.

Bungalow accommodation to let in Bollington does not come available too often, and this property offers an excellent opportunity with smartly appointed accommodation that can be easily managed.

Outside the property has pleasant gardens set out for ease of maintenance, and there is off road parking on the driveway at the front and side.

The property is located on a quiet cul de sac part of a popular residential side road convenient for many of the amenities available in Bollington. These include shops for everyday needs, recreation parks, pubs, restaurants and bus stops with services into Macclesfield and Stockport. There are a number of other facilities such as the leisure centre, library etc. available in Bollington. The beautiful countryside that surrounds the village is easily accessible.

The accommodation has full gas fired Central Heating, uPVC double glazing and comprises in more detail:

ENTRANCE PORCH

ENTRANCE HALL	Central heating radiator.
LIVING ROOM	13'6" x 11'1" (4.11m x 3.37m) Fireplace with electric fire. Central heating radiator.
KITCHEN	10'11" x 8'0" (3.34m x 2.44m) Fitted with modern white cupboard units to floor and wall with ample worktops incorporating stainless steel sink. Electric hob with hood and oven. Washing machine and fridge. Gas fired combi style boiler. uPVC double glazing back door. Central heating radiator.
BEDROOM NO.1	13'1" x 10'0" (3.98m x 3.06m) Fitted wardrobe. Central heating radiator.
BEDROOM NO.2	9'10" x 9'10" (3.01m x 3.01m) Central heating radiator.
BATHROOM/WC	Modern white suite comprising panelled bath with thermostatic shower, washbasin in vanity unit and WC with concealed cistern. Central heating radiator.
<u>OUTSIDE:</u>	DETACHED GARAGE 18'4" x 9'10" (5.60m x 3.01m) Electric light and power. Driveway to the front and side, pleasant gardens to the front and rear.
<u>SERVICES:</u>	All mains services are connected.

COUNCIL TAX BANDING:

'C'

AVAILABILITY:

Subject to the usual references the property is available for a minimum term of six months.

RENT:

£1,125 per calendar month (including garden maintenance)

TENANCY INFORMATION:

In accordance with the Tenants Fee Act 2019 information relating to Permitted Payments and Tenant Protection can be found on our website www.michael-hart.co.uk .

VIEWING:

By appointment with the AGENTS Michael Hart & Company, Bollington office 01625 575578.

DIRECTIONS:

From our Bollington office travel up Grimshaw Lane towards Kerridge. After passing under the aqueduct turn third left into Fairfield Avenue, and the property will be found at the end.

ENERGY RATING:

Energy Rating 'D'

FLOOR PLAN:



SURVEYS AND VALUATIONS

Should you require a Valuation, RICS Homebuyers Survey and Valuation, or a full 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.

