

**\*\*OFFERED WITH NO ONWARD CHAIN\*\***

A DELIGHTFUL STONE BUILT COTTAGE IN BOLLINGTON CONSERVATION  
AREA WITH BEAUTIFULLY PRESENTED ACCOMMODATION AND PRIVATE  
GARDEN TO THE REAR



35 LORD STREET, BOLLINGTON, MACCLESFIELD,  
CHESHIRE, SK10 5BN  
**£245,000**

## 35 LORD STREET, BOLLINGTON, MACCLESFIELD, CHESHIRE, SK10 5BN

Offered chain free, this traditionally styled stone-built cottage occupies an excellent position on the edge of the village of Bollington. It has been tastefully modernised whilst keeping the original features that exude character and charm with an open fire, exposed beams and sash windows throughout.

Internally is where this property stands out, with a good-sized living room with an open fire, ideal for snuggling up on these cooler nights. This larger than average cottage also has a dining area with access to the useful cellar, providing additional storage. The kitchen, which has been fitted by the current owners, is modern and works perfectly with the styling of this beautifully finished cottage.

To the first floor there are two bedrooms, one of which is a good sized double, a single bedroom currently being used as an office space and bathroom.

This cottage benefits from a private paved garden to the rear of the property providing a space to sit in the warmer months and enjoy this splendid and quiet 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.

There is gas fired central heating which comprises in more detail:-

### GROUND FLOOR

LOUNGE	12'2" x 12'2" (3.71m x 3.71m). Open fireplace with tiled hearth and wooden mantel. Wooden flooring. Built in cupboards and display shelving unit. Central heating radiator.
DINING ROOM	12'6" x 9'1" (3.81m x 2.77m). Wooden Flooring. Central heating radiator. Door to cellar. Open To:
KITCHEN	6'6" x 6'5" (1.98m x 1.96m). Modern units to floor and wall. Sink. Electric oven and hob with extractor hood. Integrated fridge. Door to rear garden.
CELLAR	11'10" x 9'8" (3.61m x 2.95m). With light and power. Plumbing for washing machine. Stone steps and floor.

A staircase from the dining room leads to:

### FIRST FLOOR

LANDING	Central heating radiator.
BEDROOM NO.1	12'3 x 12'1" (3.73m x 3.68m). Exposed floor boards. Central heating radiator.
BEDROOM NO.2	12'0" x 4'9" (3.66m x 1.45m). Central heating radiator.
BATHROOM	White three piece suite with bathtub and shower, pedestal washbasin and WC. Large storage cupboard. Central heating radiator.

OUTSIDE:

Easily maintained private paved garden to the rear.

SERVICES:

All mains services are connected.

TENURE:

Long term leasehold—999 years—813 remaining.

COUNCIL TAX:

Band 'B'

PRICE:

**£245,000 \* NO ONWARD CHAIN\***

VIEWING:

By appointment with the AGENTS Michael Hart & Company.

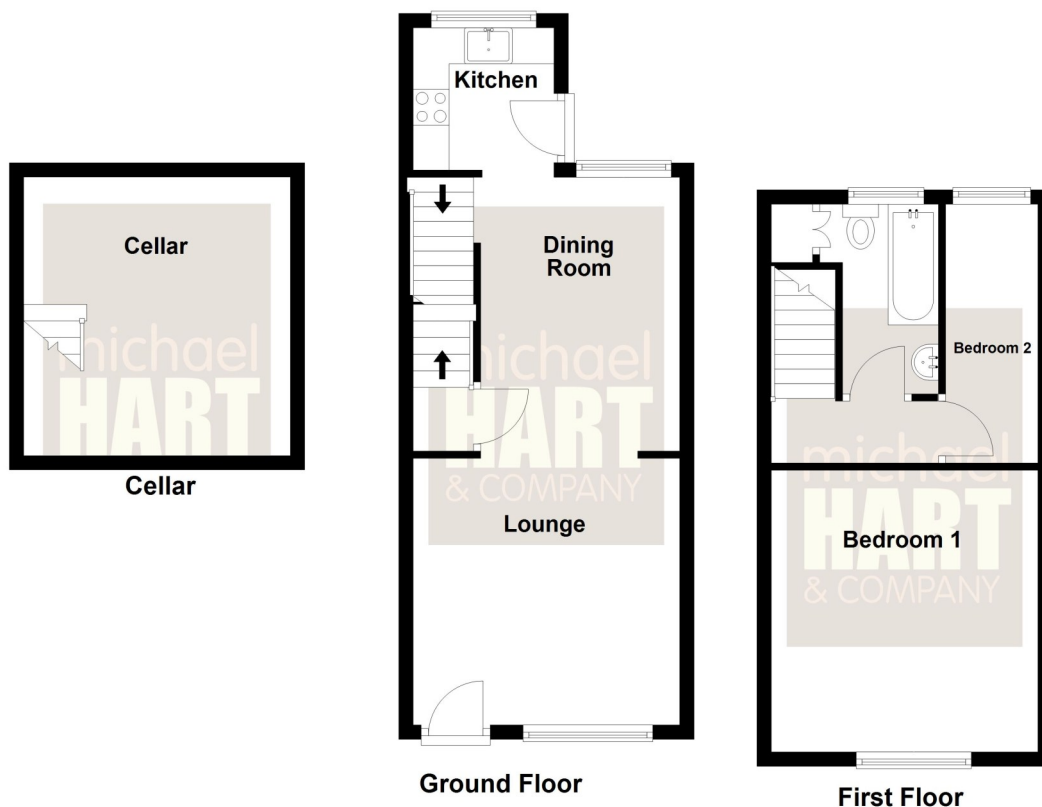
DIRECTIONS:

From our Bollington office travel up Grimshaw Lane towards Kerridge. Turn left at the top of Grimshaw Lane into Chancery Lane and follow this into Lord Street. On dropping down the hill of Lord Street, number 35 can be found on the left hand side.

ENERGY RATING:

EPC rating 'C'

FLOOR PLAN:



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.



