

12 Queen Street, Bollington, Macclesfield, Cheshire, SK10 5PS



Price £250,000

****NO ONWARD CHAIN**** A well presented stone cottage in the heart of the village, set over three floors with a private courtyard to the rear.

- No Onward Chain
- Kitchen
- Two Bedrooms
- Private Yard To Rear
- Close To Village Amenities
- Lounge
- Dining Room
- Bathroom
- Desirable Location
- Well Presented Throughout

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This is a surprising home that has more to offer than initially meets the eye. Having an attractive traditional two storey frontage with sash windows, the accommodation within is set out on three floors, a benefit from the ground at the rear being at a lower level than the front. This allows for a separate lounge, dining room and kitchen. At first floor level are two well proportioned bedrooms and bathroom.

The house is presented in an attractive manner, incorporating the beautiful traditional features of the cottage such as the exposed stonework in the dining room.

Accessible from a doorway at lower ground floor level there is a lovely south facing private rear courtyard well enclosed by stone walls. Double gates to this leading from the adjacent Pool Bank car park.

One of the oldest parts of Bollington and part of the conservation area, Queen Street is a picturesque cobbled side street with stone built houses adjoining woodland and Sowcar Brook. In addition to its quiet backwater setting is the convenience of being within a short walk of many village amenities including shops for everyday needs, recreation parks and a number of pubs and restaurants. Primary schools, a library, and a leisure centre can also be found within easy reach. Walks can be taken from the property into the beautiful countryside that surrounds Bollington, with easy access to the Macclesfield Canal.

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

GROUND FLOOR:

LOUNGE 12'3" (3.73m) x 11'7" (3.53m)

Cast iron fireplace with electric fire. Television point. Telephone point. Central heating radiator.

KITCHEN 9'0" (2.74m) x 8'9" (2.67m)

Comprehensively fitted with modern traditional white units to floor and walls, incorporating attractive granite work surfaces with stainless steel sink. Electric cooker. Washing machine. Fridge/freezer. Central heating radiator. Under stairs storage cupboard.

Stairs from the kitchen lead down to:-

LOWER GROUND FLOOR

DINING ROOM 9'11" (3.02m) x 9'0" (2.74m)

Exposed stone walls with fireplace feature. Central heating radiator. Stable style door to rear courtyard.

Stairs from the kitchen lead up to:-

FIRST FLOOR:

BEDROOM NO.1 12'3" (3.73m) x 11'8" (3.56m)

Attractive fitted wardrobes and dressing table along one wall. Central heating radiator.

BEDROOM NO.2 7'11" (2.41m) x 5'7" (1.7m)

Built in cupboard over stairs. Central heating radiator.

BATHROOM

Panelled bath with thermostatic shower. Pedestal washbasin and low level WC. Heated towel rail.

OUTSIDE:

Private courtyard garden area to rear.

Services

All main services are connected.

Council Tax

Band B

Tenure

Freehold

Price

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Viewing

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

Directions

From our Bollington office travel along Wellington Road towards Pott Shrigley. Continue onto Palmerston Street, passing under the aqueduct. After passing through the traffic lights turn next left by the former church onto Queen Street and the property will be found further along on the right hand side.

EPC

EPC Rating – 'D'

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.



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