



CHARTERED SURVEYORS LAND and ESTATE AGENTS AUCTIONEERS and VALUERS

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UPGRADED TO A HIGH STANDARD, AN ATTRACTIVE STONE BUILT THREE BEDROOMED SEMI DETACHED HOME WITH A LARGE REAR GARDEN AND OFF ROAD PARKING, IN A PLEASANT SIDE ROAD SETTING.



23 KINGSWAY, BOLLINGTON, MACCLESFIELD,
CHESHIRE, SK10 5EU

£350,000



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23 KINGSWAY. BOLLINGTON, MACCLESFIED,
CHESHIRE, SK10 5EU

This attractive semi detached house built in the 1930s has local stone elevations under a pitched slate roof. A recent comprehensive refurbishment and upgrading project has been completed by the previous owners, resulting in a delightful home with high quality fittings with the real highlight being an impressive extended kitchen diner with bi-fold doors opening onto the large garden.

The house is set back from the road and has a parking area and garden to the front. The superb rear garden has been landscaped to include a stone flagged patio and lawn. To the end of the garden there is also further off road parking space and a garage with power, accessed from a small track to the rear of the properties on Kingsway.

Kingsway is a pleasant side road of Bollington set out in Avenue fashion with grass verges and mature trees. It is a convenient location for access to good primary schools, Bollington Leisure Centre, local shops and various other amenities available within the village. Bus stops are close by with services into Macclesfield and Stockport where there are mainline railway stations and a comprehensive range of shops and services.

There is gas fired central heating and uPVC double glazing to the accommodation which comprises in more detail:-

GROUND FLOOR:

ENTRANCE HALL	Central heating radiator.
LOUNGE	14'9" x 11'4" (4.57m x 3.48m) Central heating radiator.
KITCHEN DINING ROOM	23'3" x 13'0" (7.13m x 3.99m) Fitted with units to floor and wall incorporating stainless steel sink. 4 Ring Gas hob with electric oven. Integrated fridge / freezer. Plumbing for washing machine and dishwasher. Central heating radiator. Bi-Fold doors leading out onto the garden. Door to side entrance.
WC	Low level WC, washbasin.

Stairs from the Entrance Hall lead to:-

FIRST FLOOR:-

LANDING	
BEDROOM NO.1	11'6" x 9'2" (3.53m x 2.83m) With built in double wardrobe. Additional built in shelving units. Central heating radiator.
BEDROOM NO.2	9'3" x 8'0" (2.84m x 2.44m) Central heating radiator.
BEDROOM NO.3	9'4" X 6'3" (2.87m x 1.93m) Built in cupboard. Central heating radiator.
BATHROOM	Three piece suite with panelled bath and thermostatic shower. WC and washbasin in vanity unit.

OUTSIDE: Garden and parking area to front. Large rear garden with garage, two sheds, further parking, lawn and patio.

COUNCIL TAX: Band 'B'

PRICE: **£350,000**

TENURE: Freehold and free from Chief Rent.

EPC: Rating 'D'

VIEWING: By appointment with the AGENTS Michael Hart & Company.

DIRECTIONS: From our Bollington office travel up Henshall Road towards Macclesfield. Turn sixth left into Kingsway just before Bollington Cross school and the pelican crossing. Bear round to the right at the triangle of grass on Kingsway and the property can be found on the right hand side.

FLOOR PLANS:



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.

