

CHARTERED SURVEYORS LAND and ESTATE AGENTS AUCTIONEERS and VALUERS

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& COMPANY

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DECEPTIVE AND UNIQUE WITH EXTENSIVE FLEXIBLE  
ACCOMMODATION, A SUPERBLY PRESENTED STONE BUILT HOUSE ON  
A SIDE LANE AT THE FOOT OF WHITE NANCY



**1 CHANCERY LANE, BOLLINGTON, MACCLESFIELD,  
CHESHIRE, SK10 5BJ**  
**£325,000**

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 RICS®

**1 CHANCERY LANE, BOLLINGTON,  
MACCLESFIELD, CHESHIRE, SK10 5BJ**

With spacious rooms set out on four floors, this stone built house offers a lot larger and more extensive accommodation than is expected. Of 19th Century origin, and formerly a shop, the building has been altered and enhanced in a splendid manner making the most of the space with good sized rooms that can be put to different uses as required. There is the option of up to three bedrooms, which are all large double rooms, each with features and characteristics inherent of the buildings age and design and each having a bath/shower room. The main living room is particularly large, and to the rear of this is a well fitted kitchen.

This house occupies a delightful position on the edge of the village, within Bollington Conservation Area and close to hill farmland.

In addition to enjoying such a pleasant location at the foot of White Nancy, many of the amenities available in Bollington are not too far away, including shops for everyday needs, restaurants and an assortment of pubs. A bus service runs from the end of the lane into Macclesfield where there is a comprehensive range of shops and a mainline rail station. The Northwest motorway network and Manchester Airport are approximately eleven miles away.

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

**GROUND FLOOR:**

LIVING ROOM	18'6" x 16'0" (5.65m x 4.87m) Exposed natural stone wall. Television point. Telephone point. 2 Central heating radiators.
KITCHEN	14'5" x 8'10" (3.71m x 2.68m) Fitted with oak units to floor and wall with wooden work surfaces incorporating gas hob and electric oven. Belfast style sink. Integral fridge and dishwasher. Stone flagged floor. Gas fired combi boiler. Stable style back door.

Stairs lead from the lounge to:-

**FIRST FLOOR:**

LANDING	Large storage cupboard. Central heating radiator.
BEDROOM NO.1	15'9" x 10'9" (4.80m x 3.27m) plus dressing area with built in wardrobe. Exposed natural stone wall. French doors with Juliet balcony. 2 Central heating radiators.
EN SUITE SHOWER ROOM	Fully tiled with suite comprising enclosure with thermostatic shower, pedestal washbasin & WC. Tiled floor. Centrally heated towel rail.
SHOWER ROOM	Fully tiled with suite comprising enclosure with thermostatic shower, pedestal washbasin & WC. Tiled floor. Centrally heated towel rail.

**SECOND FLOOR**

BEDROOM NO.2	18'1" x 15'9" (5.50m x 4.80m) with limited headroom at eaves. Built in store cupboard. 2 Central heating radiators.
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Stairs from the lounge lead down to:-

**BASEMENT**

INNER HALLWAY	Fitted store cupboards. Stone flagged floor.
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UTILITY ROOM	6'3" x 5'7" (1.90m x 1.71m) Stone flagged floor. Washing machine plumbing and space for dryer.
BEDROOM 3	15'5" x 12'1" (4.70m x 3.68m) 2 Central heating radiators.
BATHROOM	Modern white suite comprising corner panelled bath, washbasin in vanity unit and WC. Centrally heated towel warmer.
<u>OUTSIDE:</u>	Access to the rear of the property.
<u>SERVICES:</u>	All mains services are connected.
<u>COUNCIL TAX BANDING:</u>	'C'
<u>TENURE:</u>	We understand that the property is freehold and free from chief rent.
<u>PRICE:</u>	<b>£325,000</b>
<u>VIEWING:</u>	By appointment with the AGENTS Michael Hart & Company.
<u>DIRECTIONS:</u>	From our Bollington office travel up Grimshaw Lane towards Kerridge. Turn left at the top into Chancery Lane and the property will be found on the left hand side.
<u>ENERGY RATINGS:</u>	EPC Rating 'TBC'
<u>FLOOR PLANS:</u>	



#### 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.

