

CHARTERED SURVEYORS LAND and ESTATE AGENTS AUCTIONEERS and VALUERS

2 Henshall Road Bollington Macclesfield Cheshire SK10 5HX  
telephone Bollington 01625 575578  
bollington@michael-hart.co.uk

michael  
**HART**  
& COMPANY

Andrew M Hart BEng(Hons), Dip Sury, MRICS

[www.michael-hart.co.uk](http://www.michael-hart.co.uk)

**\*NO ONWARD CHAIN\***

BEAUTIFULLY RENOVATED THROUGHOUT AND OPEN PLAN TO THE GROUND FLOOR, VIEWINGS ARE HIGHLY RECOMMENDED ON THIS STUNNING TWO DOUBLE BEDROOM COTTAGE



111 WELLINGTON ROAD, BOLLINGTON, MACCLESFIELD,  
CHESHIRE, SK10 5HT  
**£305,000**



[www.michael-hart.co.uk](http://www.michael-hart.co.uk)



111 WELLINGTON ROAD, BOLLINGTON, MACCLESFIELD,  
CHESHIRE, SK10 5HT

Offered with no onward chain, this stone built and larger than average semi detached cottage has been meticulously renovated throughout. The open plan layout to the first floor provides a fantastic space, with this traditional cottage now comfortably catering for demands of modern living. The recently fitted kitchen has an integrated fridge freezer, dishwasher and plumbing for washing machine.

With the desired attributes of high ceilings and period features along with a pleasant location in the heart of the village, close to local amenities and a short walk to surrounding countryside, Macclesfield Canal and the Middlewood Way.

Presently the accommodation comprises an entrance hall, lounge, dining room and kitchen which are open plan on the ground floor, with two double bedrooms both of which are en-suite at first floor level.

The property also benefits from a private rear yard.

The property is conveniently located with many of the amenities of Bollington within easy walking distance. These include shops for everyday needs, good primary schools, the leisure centre and bus stops with services into Macclesfield and Stockport. Walks can easily be taken from the property into the beautiful countryside that surrounds the village.

The nearby town of Macclesfield, 3 miles away, provides an extensive range of shopping and entertainment facilities and the main line railway station provides direct connections to Manchester and London. The M56 and M60 Motorways and Manchester International Airport are all within a radius of 10 miles.

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

GROUND FLOOR

ENTRANCE HALL	Large understairs storage cupboard. Central heating radiator.
LOUNGE	11'5" x 11'3" (3.52m x 3.47m). Central heating radiator. Open to:
DINING AREA	12'5" x 11'4" (3.84m x 3.50m). Central heating radiator.
KITCHEN	11'7" x 8'1" (3.57m x 2.48m). With fitted units to floor and wall. Electric oven and hob with extractor hood. Stainless steel sink. Integrated fridge freezer and dishwasher. Plumbing for washing machine. Door to rear yard.

A staircase from the dining room leads to:

FIRST FLOOR

BEDROOM NO.1	15'8" x 11'3" (4.82m x 3.47m). With large walk in wardrobe. Central heating radiator.
EN-SUITE	With thermostatic shower, WC and wash basin.
BEDROOM NO.2	12'5" x 11'4" (3.84m x 3.50m). Central heating radiator.
SHOWER ROOM	Large shower enclosure with thermostatic shower. Pedestal washbasin and WC. Storage cupboard. Central heating towel rail.

**OUTSIDE:** Private paved yard to the rear.

**SERVICES:** All mains services are connected.

**TENURE:** Freehold.

**COUNCIL TAX:** Band 'C'

**PRICE:** **£305,000 \*NO ONWARD CHAIN\***

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

**DIRECTIONS:** From our Bollington office travel along Wellington Road towards Pott Shrigley. The house is approximately 50 yards away on the left hand side of the road.

**ENERGY RATING:** EPC rating— 'E'

**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.

