



CHARTERED SURVEYORS LAND and ESTATE AGENTS AUCTIONEERS and VALUERS

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A WELL PRESENTED TWO DOUBLE BEDROOM COTTAGE
ON A QUIET SIDE STREET
CLOSE TO SURROUNDING COUNTRYSIDE AND LOCAL AMENITIES



6 PRINCESS STREET, BOLLINGTON, MACCLESFIELD, SK10 5HZ

£235,000



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6 PRINCESS STREET, BOLLINGTON, MACCLESFIELD, SK10 5HZ

This well presented two double bedroom cottage set over three floors has been renovated throughout by the current owner, including a stylish and modern kitchen. High ceilings and large windows provide fantastic natural light and a feeling of space throughout.

On the ground floor is an open lounge and dining area, with large understairs storage cupboard. The modern and well equipped kitchen has been recently fitted including a large picture window, overlooking the garden to the rear.

On the first floor is a generous sized master bedroom and large bathroom with separate shower cubicle. From the landing is an additional staircase leading to another double bedroom on the second floor. This overlooks the rooftops across the surrounding streets towards the hills of Bollington.

Externally, the cottage benefits from a yard to the rear, which is shared with a neighbour and a brick built store.

Princess Street is a side street of Bollington that is conveniently located for access to shops, primary schools and bus stops with services into Macclesfield and Stockport. The Middlewood linear walkway runs across the top of the street and the Macclesfield Canal is nearby. Macclesfield is approximately 3 miles away where there are a comprehensive range of shops and a mainline rail station. Manchester Airport and access to the Northwest motorway network are within a radius of 11 miles.

The accommodation has gas fired central heating, uPVC double glazing and comprises in more detail:

GROUND FLOOR:

OPEN PLAN LIVING/ DINING 26'9" x 10'11" (8.15m x 3.34m) Open plan living and dining area with exposed brick feature fireplace with stone hearth. Laminate flooring running throughout. Large understairs storage cupboard with power. 2x central heating radiators.

KITCHEN 8'4" x 5'3" (2.55m x 1.60m) Recently fitted modern kitchen with electric oven, hob and extractor hood. Plumbing for washing machine. Stainless steel sink and drainer. Central heating radiator. Door leading to rear garden.

Stairs from the Kitchen lead to:-

FIRST FLOOR:

LANDING

BEDROOM NO.1 11'8" x 10'11" (3.55m x 3.34) Fitted wardrobes. Central heating radiator.

BATHROOM/WC: Modern white suite with bathtub, separate shower cubicle with thermostatic shower, WC and pedestal washbasin. Large storage cupboard. Central heating radiator. Part tiled.

Stairs from hallway lead to:-

SECOND FLOOR:

BEDROOM NO.2 14'8 x 10'9" (4.48m x 3.27m) Central heating radiator.

<u>OUTSIDE:</u>	Garden to the rear which is shared with next door neighbour. Brick built store.
<u>SERVICES:</u>	All main services are connected.
<u>COUNCIL TAX BANDING:</u>	B
<u>TENURE</u>	Freehold
<u>PRICE</u>	£235,000
<u>VIEWING:</u>	By appointment with the AGENTS Michael Hart & Company.
<u>DIRECTIONS:</u>	From our Bollington office travel up Henshall Road towards Macclesfield. Turn first left into Princess Street and number 8 can be found on the left hand side.
<u>ENERGY RATINGS:</u>	'D'
<u>FLOOR PLANS:</u>	



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.

