

CHARTERED SURVEYORS LAND and ESTATE AGENTS AUCTIONEERS and VALUERS

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michael
HART
& COMPANY

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A BEAUTIFULLY PRESENTED 4 BEDROOM DETACHED HOME
IN A DESIRABLE LOCATION ON THE OUTSKIRTS OF THE VILLAGE
CLOSE TO LOCAL AMENITIES



43 HURST LANE, BOLLINGTON, MACCLESFIELD,
CHESHIRE, SK10 5LT
£565,000

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 RICS®

43 HURST LANE, BOLLINGTON, MACCLESFIELD,
CHESHIRE, SK10 5LT

Having never before been on the open market, the current owners bought the property from new in the 1970's. Since construction, the property has undergone many transformations including multiple extensions to create a fantastic 4 bedroom family home with an open aspect to front and rear.

To the ground floor is a useful porch which leads into a welcoming entrance hall laid with wooden flooring. The lounge is bright and beautifully presented with plantation shutters and a large fireplace which offers a stunning focal point in this room. The dining room is off the lounge, which leads to the conservatory to the rear of the property, overlooking the garden. The kitchen is well equipped, with an integrated double oven, gas and electric hob and dishwasher. Within part of the extension, off the kitchen, is the breakfast room. The useful utility room has plumbing for the washing machine and has space for a tumble dryer, with a door leading to the garden. Tucked away under the stairs is a useful WC.

To the first floor are four bedrooms, three of these are large doubles, with the fourth being a large single. The master bedroom has a modern en-suite shower room and there is a large family bathroom.

Externally the property benefits from a driveway and garage to the front of the house. To the rear is a stunning, well establish tiered garden with patio area's and lawn with fantastic views over the village.

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

GROUND FLOOR

PORCH	Tiled flooring.
ENTRANCE HALL	Wooden flooring. Central heating radiator.
LOUNGE	13'5" x 13'1" (4.12m x 4.01m) Gas fire in marble surround and hearth. Large bay window with plantation shutters. Central heating radiator. Open to:
DINING ROOM	11'6" x 8'9" (3.54m x 2.73m) Serving hatch to kitchen.
KITCHEN	11'6" x 10'0" (3.55m x 3.06m) Fitted units to floor and wall. Tiled worktops and part tiled walls. Integrated double electric oven. Gas and electric hob with extractor hood. Integrated dishwasher and space for fridge freezer. Sink with draining board. Tiled floor. Heated by ducted fan underneath kitchen units.
BREAKFAST ROOM	7'6" x 7'3" (2.32m x 2.23m) Tiled floor. Central heating radiator.
UTILITY ROOM	Plumbing for washing machine and space for dryer.
CONSERVATORY	11'2" x 6'5" (3.44m x 2.00m) Tiled floor. Doors leading to patio area.
WC	WC and hand washbasin

A staircase from the entrance hall leads to:

FIRST FLOOR

BEDROOM NO.1	11'6" x 11'4" (3.55m x 3.49m) Built in wardrobes. Central heating radiator.
EN-SUITE SHOWER ROOM	Thermostatic shower in large shower enclosure with waterfall rain shower head. Central heating towel rail. Fully tiled.

BEDROOM NO.2	12'4" x 12'1" (3.79 x 3.70) Fitted wardrobes. Loft access. Central heating radiator.
BEDROOM NO.3	12'9" x 8'1" (3.95m x 2.47m) Storage in eaves. Central heating radiator.
BEDROOM NO.4	8'9" x 7'5" (2.72m x 2.31m) Built in cupboard. Central heating radiator.
BATHROOM	Modern white three piece suite with thermostatic shower over bathtub, pedestal washbasin and WC. Central heating towel rial. Fully tiled.
<u>OUTSIDE:</u>	Established tiered garden to the rear with patio area and lawn.
GARAGE	20'0" x 8'1" (6.10m x 2.49m) With light and power. Up and over garage door with side door
<u>SERVICES:</u>	All mains services are connected.
<u>TENURE:</u>	Freehold with a chief ground rent of £18.00 per annum.
<u>COUNCIL TAX:</u>	Band 'E'
<u>PRICE:</u>	£565,000
<u>VIEWING:</u>	By appointment with the AGENTS Michael Hart & Company.
<u>DIRECTIONS:</u>	From our Bollington office travel up Grimshaw Lane towards Kerridge. After passing St. John's primary school turn next left into Hurst Lane. The property will be found on the left hand side after the turning for Ward Avenue.
<u>ENERGY RATING:</u>	EPC rating 'TBC'

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.

