

A refurbished two bedroom Victorian stone cottage offering spacious accommodation appointed and presented in an impressive manner.



17 Adlington Road, Bollington, Macclesfield, Cheshire, SK10 5JT

£950 pcm

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This larger than average mid-terraced stone cottage has been refurbished in a most impressive manner. This has resulted in a lovely home which utilises the inherent spacious accommodation and a superb kitchen extension to provide contemporary living surroundings. High ceilings to rooms give them an airy feel and large windows provide good natural light. The kitchen extension across the rear of the property is comprehensively fitted out and includes a high sloping ceiling with two roof windows to maintain the light and airy theme.

The cottage enjoys a pleasant position on a side road of Bollington, and has the convenience of shops, bus services and other amenities, all within easy walking distance. The rear of the property has an outlook over to the nearby recreation park and wooded bank beyond, and the Middlewood Linear Walkway passes close by.

Macclesfield centre is about 3 miles away where there are a more comprehensive range of shops and a mainline rail station. The Northwest motorway network and Manchester Airport are within a radius of 11 miles.

There is gas fired central heating and uPVC double glazing.

Ground Floor

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|-------------|---|
| Lounge | 12'11" (3.94m) x 11'7" (3.53m) Book shelving. Meter cupboard. Central heating radiator. |
| Dining Room | 13'0" (3.96m) x 10'9" (3.28m) Deep under stairs cupboard. Central heating radiator. Open to: |
| Kitchen | 11'8" (3.56m) x 6'9" (2.06m) Comprehensively fitted with modern units to floor and wall incorporating stainless steel sink with single drainer. Range style stainless steel cooker with hood. Washing machine, dishwasher and fridge/freezer. Slate tiled floor. Wall mounted gas fired combi boiler. |

Stairs from an inner vestibule lead to:-

First Floor:

Landing

| | |
|--------------|--|
| Bedroom No.1 | 13'0" (3.96m) x 11'7" (3.53m) Central heating radiator. |
| Bedroom No.2 | 11'0" (3.35m) x 7'2" (2.18m) Deep built in cupboard. Central heating radiator. |
| Bathroom/WC | With modern white suite comprising panelled bath with shower, pedestal washbasin and low level WC. Chrome centrally heated towel warmer. |

Outside Stone store shed. Pleasant yard to the rear with raised decking area.

COUNCIL TAX BANDING: Band B

PRICE: **£950.00 pcm**

ADMIN FEE:

In accordance with the Tenants Fee Act 2019, information relating to Permitted Payments and Tenant Protection can be found on our website www.michael-hart.co.uk

VIEWING:

By appointment with the AGENTS Michael Hart & Company

ENERGY RATING:

EPC rating C

FLOOR PLANS:



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

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