

2 Henshall Road, Bollington, Macclesfield,
Cheshire, SK10 5HX

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2 Silver Street, Bollington, Macclesfield, Cheshire, SK10 5QL



Price £695 pcm - Part Furnished

Very smartly presented, and with an unusual layout, a stone terraced cottage having a good sized living room and two well-proportioned bedrooms.

- Living Room
- 2 Bedrooms
- Communal Yard
- Double Glazing
- EPC Rating - 'D'
- Kitchen
- Bathroom/WC
- Store Shed
- Gas Central Heating

2 Silver Street, Bollington, Macclesfield, Cheshire, SK10 5QL

This is an attractive terraced cottage with traditional stone frontage under a stone flagged roof. It has recently been refurbished internally to provide a smart contemporary home with accommodation of an unusual nature that features a larger than average living room on the ground floor, and two well proportioned bedrooms at first floor level. The first floor accommodation passes over the ginnel way at the side where a smart spacious bathroom is located.

Silver Street is a small side street within the Conservation Area and in easy reach of many of the shops, restaurants and pubs of Bollington. Bus services run from nearby into Macclesfield and Stockport. Macclesfield is within 3 miles where there are a further range of shops and a mainline rail station. The M60 and M56 motorways and Manchester Airport are all within an 11 mile radius.

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

Ground Floor:

Living Room 15'1" (4.6m) x 12'2" (3.71m)

Feature stone fireplace. Laminate floor. Central heating radiator.

Kitchen 10'0" (3.05m) x 8'7" (2.62m)

Fitted with units to floor & wall incorporating stainless steel sink, gas hob, electric oven and fridge. Washing machine. Wall mounted gas fired central heating boiler. uPVC back door.

Stairs from the Living Room lead to:-

First Floor:

Landing

Bedroom № 1 11'10" (3.61m) x 9'3" (2.82m)

Central heating radiator.

Bedroom № 2 10'2" (3.1m) x 8'10" (2.69m)

Central heating radiator.

Bathroom/WC

Good sized room with contemporary white suite comprising panelled bath with electric shower, pedestal washbasin and low level WC. Large linen cupboard.

Outside

Communal yard area to rear. Store shed.

Services

All main services are connected.

Council Tax

Band C

Availability

Subject to the usual references the property is available for a minimum term of six months, and longer by arrangement.

Rent

Price £695 pcm

Admin Fee

The asking rent does not include letting fees. Depending on your circumstances and the property the following fees may apply:

Single applicant - £120.00, additional applicant/s and guarantor (if required) - £60.00.

Viewing

By appointment with the AGENTS Michael Hart & Company, Bollington Office 01625 575578.

Directions

From our Bollington office travel along Wellington Road, which becomes Palmerston Street, towards Pott Shrigley. Proceed straight over the mini roundabout then take immediate right onto Ingersley Road. Turn first right onto Silver Street where the property can be found on the left hand side.

EPC

EPC Rating '-D'

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 either Michael Hart (01625 876331) or 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.



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