



CHARTERED SURVEYORS LAND and ESTATE AGENTS AUCTIONEERS and VALUERS

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



Price £650 pcm - Part Furnished

An updated Victorian mid terraced cottage having spacious accommodation appointed and presented in a most impressive manner.

- Lounge
- Kitchen
- Bath/WC
- Communal Yard
- Dining Room
- 2 Bedrooms
- Gas Central Heating & Double Glazing

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

This mid terraced stone cottage is a most impressive home which utilises the inherent spacious accommodation to provide contemporary living surroundings. The origins of the cottage have not been overlooked, and fittings sympathetic to these have been included in the superb presentation. The reorganisation of the accommodation has allowed for two good sized bedrooms on the first floor.

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 the river to the nearby recreation park, and the Middlewood Linear Walkway passes close by which provides easy access to the beautiful hill countryside that surrounds Bollington, where walks can also be easily taken.

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, uPVC double glazing and in more detail the accommodation comprises:-

Ground Floor

Lounge 12'10" (3.91m) x 11'8" (3.56m)

Cast iron fireplace with living flame gas fire. Meter cupboard. Central heating radiator.

Dining Room 13'2" (4.01m) x 10'11" (3.33m)

Pine fire surround with basket grate feature. Under stairs cupboard. Central heating radiator.

Kitchen 7'5" (2.26m) x 5'9" (1.75m)

With shaker style units to floor and wall incorporating stainless steel sink with single drainer, stainless steel gas hob and electric oven. Washing machine. Fridge. Tiled floor. Wall mounted gas fired combi boiler.

Stairs from the Dining Room lead to :-

First Floor

Landing

Bedroom No.1 12'10" (3.91m) x 11'8" (3.56m)

Built in cupboard. Central heating radiator.

Bedroom No.2 10'11" (3.33m) x 9'7" (2.92m)

Built in cupboard. Central heating radiator.

Bathroom/WC

With modern white suite comprising: panelled bath with thermostatic shower, pedestal washbasin and low level WC. Fully tiled walls and floor. Central heating radiator.

Outside

Pleasant communal yard to the rear.

Services

All main services are connected.

Council Tax

Band B

Availability

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

Rent

Price £650 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. There may be a further small charge made by your bank (£10.00) directly to you to cover the Bank Status Enquiry fee. This amount varies from bank to bank.

Viewing

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

Directions

From our Bollington office travel along Wellington Road towards Pott Shrigley. After passing under the first bridge turn next left into Adlington Road, and the property can be found on the right hand side.

EPC

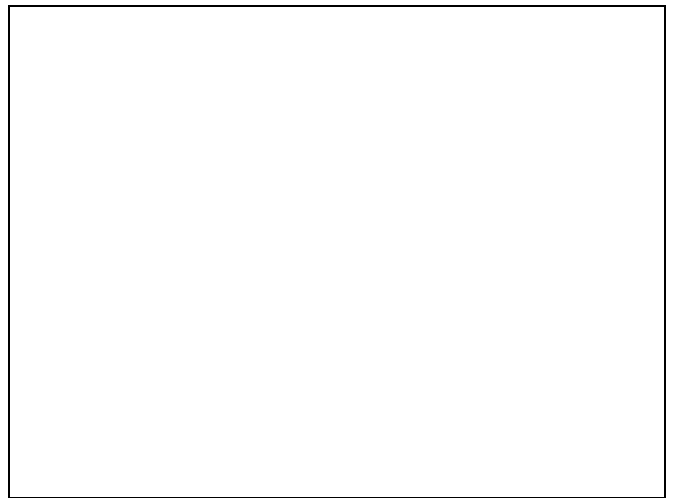
EPC Rating – 'E'

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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