



CHARTERED SURVEYORS LAND and ESTATE AGENTS AUCTIONEERS and VALUERS

36 Park Lane Poynton Stockport Cheshire SK12 1RE
telephone 01625 876331
poynton@michael-hart.co.uk

2 Henshall Road Bollington Macclesfield Cheshire SK10 5HX
telephone Bollington 01625 575578
bollington@michael-hart.co.uk

Andrew M Hart BEng(Hons), Dip Surv, MRICS

www.michael-hart.co.uk

A SUPERBLY LOCATED FOUR BEDROOMED DETACHED FAMILY HOUSE WITH
SCOPE FOR ENHANCEMENT AND EXTENSION, HAVING OUTSTANDING
VIEWS ACROSS BOLLINGTON AND THE SURROUNDING COUNTRYSIDE



'HIGHLANDS' 10 SANDY CLOSE, BOLLINGTON, MACCLESFIELD, SK10 5DT

Offers Invited Around £425,000 NO CHAIN



www.michael-hart.co.uk



10 SANDY CLOSE, BOLLINGTON, MACCLESFIELD, SK10 5DT

A unique opportunity to acquire an individual architect designed family home built in 1936 and having never previously been offered for sale.

Standing in a generous plot adjoining farmland to the rear and in an elevated position in a quiet cul-de-sac, this splendid individual detached house offers a rare opportunity to create an individual and unique family home. The location is impressive offering a stunning panoramic view over the Cheshire plain and across to the Hills of the Peak District National Park and over the rooftops of Bollington in between.

Constructed to an individual design, and with many original features from the time of construction still in place, the present accommodation features a 23'5" (7.14m) living room stretching across the rear of the house from where the views can be enjoyed. There are four well-proportioned bedrooms at first floor level plus two shower rooms. The plot provides good scope for extension and enhancement of the present accommodation to a more contemporary styled home if desired, subject to requisite consent.

The house stands at the head of a small cul de sac, with hardstanding and parking to the front and access to the integral garage. The large rear garden is landscaped with a lawn, borders and a pond.

Sandy Close is conveniently located for many of the amenities of Bollington. There is a choice of primary schools within walking distance, and local shops in Bollington are also within easy reach. Bollington leisure centre and playing fields are close by. 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 gas fired central heating, and comprises in more detail:

GROUND FLOOR:

ENTRANCE PORCH	Original period studded front door with the stained glass window panels.
ENTRANCE HALL	Under stairs store cupboard. Central heating radiator.
LIVING ROOM	23'5" x 12'2" (7.14m x 3.70m) plus bay window. Tiled fireplace with 'living flame' gas fire. uPVC double glazed French doors to rear garden. Central heating radiator.
BREAKFAST KITCHEN	12'5" x 10'7" (3.78m x 3.24m) Fully fitted with modern units to floor & wall incorporating 1½ bowl stainless steel sink. Freestanding gas cooker with double oven. Extractor fan. Original fitted dresser cupboard with leaded glass front and drawers. Central heating boiler.
SIDE PORCH	
UTILITY AREA/WC	3'9" x 10'10" (1.74m x 1.45m) Hand washbasin. Low level WC. Washing machine plumbing.

Stairs from the entrance hall lead to:-

FIRST FLOOR:

LANDING	Airing/linen cupboard.
BEDROOM NO.1	19'1" x 8'11" (5.81m x 2.71m) 2 Central heating radiators.
EN SUITE SHOWER ROOM	Shower enclosure with electric shower, washbasin and WC.
BEDROOM NO.2	12'3" x 11'6" (3.73m x 3.50m) Central heating radiator.
BEDROOM NO.3	12'3" x 11'6" (3.73m x 3.50m) Built in wardrobes. Central heating radiator.
BEDROOM NO.4	10'6" x 9'10" (3.22m x 2.07m) Built in cupboards. Central heating radiator.
SHOWER ROOM/WC	Fully tiled shower enclosure with thermostatic shower, washbasin. Fitted cupboards. Central heating radiator.

SEPARATE WC

WC

OUTSIDE:

Integral GARAGE 19'1" x 8'11" (5.81m x 2.71m). Electric light and power. Inspection pit.
Driveway/hardstanding area to front. Large garden to rear with lawns, borders and fish pond.

NOTE: A large detached garage, accessed to the left hand side of the frontage, is being sold separately and is not part of this sale. Planning permission has been granted (Cheshire East ref 17/3526M) for conversion of the garage into a dwelling.

SERVICES:

All mains services are connected.

COUNCIL TAX:

Band 'E'

TENURE:

Freehold

PRICE:

Offers Invited Around £425,000 NO ONWARD CHAIN

VIEWING:

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

DIRECTIONS:

From our Bollington office travel up Henshall Road towards Macclesfield. Turn third left into South West Avenue and then second left into Sandy Close. The property can be found at the end of Sandy Close.

ENERGY RATING:

EPC-D

FLOOR PLANS:



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.

