



16 Church Street, Bollington,  
Macclesfield, Cheshire. SK10 5PY







£320,000

Harvey Scott are pleased to bring to the market this two bedroomed mid terraced property situated in the popular and convenient area of Bollington, with just a short walk to local amenities and shops. In brief, the property consists of a spacious reception room that leads through to a kitchen/diner with stairs to the first floor landing and access to the rear garden. The first floor landing features an exposed stone wall and gives access to Bedroom One, Bedroom Two with steps to Maisonette Level and a modern family bathroom. Externally, the property has an enclosed stone paved rear garden surrounded by wooden panelled fencing and original brick walling. Fitted with gas central heating and double glazed throughout. Viewings are essential to appreciate this property, to arrange a viewing please call our office on 01625 576 2222.







## Ground Floor

### Reception Room

12' 3" x 13' 10" (3.73m x 4.22m) Max. Wooden framed double glazed window to front elevation, tiled flooring, seven ceiling spot lights, exposed stone walling, gas central heating radiator, power points and TV point, meters inset to storage cupboard, leading through to Kitchen/Diner.

### Kitchen

11' 9" x 10' 9" (3.58m x 3.28m) Max. Tiled flooring, eight ceiling spot lights, fitted with a range of wall and base units comprising of stainless steel sink and drainer, integrated four ring gas hob with overhead extractor fan and oven, integrated dishwasher, space for fridge and washing machine, stairs to first floor landing, wooden framed double glazed doors leading out to the Rear Garden,

## First Floor

### Landing

5' 7" x 11' 07" (1.70m x 3.53m) Max. Four ceiling spot lights, exposed stone feature wall, access to Bedroom One, Bedroom Two and Family Bathroom.

## Bedroom One

10' 7" x 14' 9" (3.23m x 4.50m) Max. Wooden framed double glazed window to front elevation, wall lights, exposed stone feature wall and characteristic beams, gas central heating radiator, power points, access to Duplex Level Bedroom with additional wall light, power points and TV point, eve storage.

## Bedroom Two

9' 2" x 8' 2" (2.79m x 2.49m) Max. Two wooden framed double glazed window's to rear elevation, wall light, gas central heating radiator, power points.

## Family Bathroom

8' 8" x 6' 1" (2.64m x 1.85m) Max. Tiled flooring, six ceiling spot lights, partly tiled walls to splash back, fitted with a three piece suite in white comprising of WC, wash hand basin and shower cubicle.

## External

### Rear Garden

Stone paving, outside tap, surrounded by wooden panelled fencing and original brick walling.



Davenport

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