



12 Cocksheadhey Road, Bollington,  
Macclesfield, Cheshire SK10 5QZ



- Two Bedrooms
- Stone Built Cottage
- Partial uPVC and Wooden Double Glazing
- Gas Central Heating
- White Goods Included
- Village Location
- Available Now

**£795 pcm**

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[www.harveyscott.co.uk](http://www.harveyscott.co.uk)

**\*\* To Let \*\* Pet Friendly \*\*** Available for immediate occupation is a beautifully presented two bedroom stone cottage located in a popular residential area of Bollington. The property is benefits from a spacious lounge with characterful features and a dining kitchen to the ground floor, with two bedrooms and a bathroom to the first floor. Externally there is also a tiered garden accessed via steep stone steps. For more information or to book an internal viewing please contact Harvey Scott on the details provided.





## Ground Floor

### Lounge

12' 1" x 11' 4" (3.68m x 3.45m) Wooden double glazed sliding sash window and wooden cottage front to front aspect, central ceiling light, thermostatic radiator, double power points, feature stone wall with decorative fireplace, wooden laminate flooring, recessed storage cupboard, cottage style door to dining kitchen.

### Dining kitchen

11' 1" x 15' 9" (3.38m x 4.80m) Fully fitted kitchen featuring a range of wall and base units with wooden counter tops. Under mounted Belfast sink with chrome period mixer tap, Single electric fan over with grill, four ring stainless steel gas burning hob with concealed extractor fan above, washing machine, dryer space for fridge freezer and cupboard housing Worcester combination boiler. Wooden stable door and uPVC double glazed window to rear aspect, inset LED Ceiling spotlight, radiator, double power points, tiles to splash backs, stairs leading to the first floor and door leading to cellar.

## First Floor

### Landing

Ceiling pendant light, loft hatch no access permitted. Wooden flooring and storage cupboard with shelving.

### Principal bedroom

11' 4" x 11' 6" (3.45m x 3.51m) Wooden double glazed sliding sash window to front elevation with Roman blind, ceiling pendant light, thermostatic radiator, built in wardrobe with hanging rail and overhead storage, double power points, original painted pine floorboards.

### Second Bedroom

6' 6" x 10' 0" (1.98m x 3.05m) uPVC window to rear elevation ceiling pendant light, thermostatic radiator, double power point and painted original pine floorboards.

### Bathroom

4' 4" x 10' 1" (1.32m x 3.07m) White 3-piece suite comprising; wooden panelled bath with period telephone mixer tap with hand held shower attachment, low lever lever flush W/C pedestal wash hand basin with period chrome mixer tap. Incept ceiling spotlights, uPVC double glazed window to rear elevation, radiator, tiled walls and painted original pine floorboards.

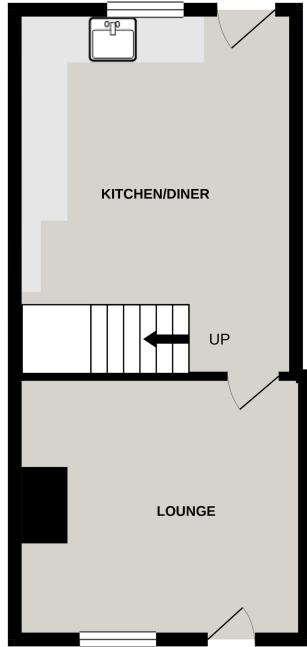
## Outside Space

### Outside

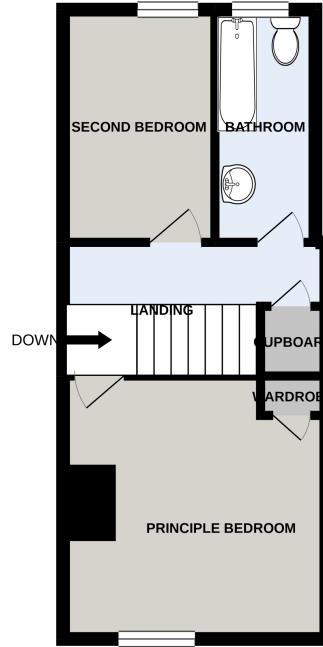
To the rear of the property there is a private tiered garden accessed with stone steps with mature raised planting areas with flowering plants.



GROUND FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



1ST FLOOR  
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA - 619 sq.ft. (57.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Services

### Local Authority

Cheshire East Council

### Tenure

### Viewing

By appointment only. For further information, particulars to view please contact a member of staff at Harvey Scott.

### Mortgage Information

Our financial advisor will be informed of all offers made and has vast experience in all areas of financial services including mortgages, insurance etc. The mortgage advice given is completely independent, and may save you money and speed up the whole sales transaction.

Written quotations are available on request.