



CHARTERED SURVEYORS LAND and ESTATE AGENTS AUCTIONEERS and VALUERS

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NO ONWARD CHAIN—CASH BUYERS ONLY

**IN NEED OF FURTHER UPDATE THIS CHARMING TWO DOUBLE BEDROOM
COTTAGE ON THE BORDER OF BOLLINGTON AND KERRIDGE.**



103 GRIMSHAW LANE, BOLLINGTON, MACCLESFIELD, SK10 5LY

Offers Around £250,000



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103 GRIMSHAW LANE, BOLLINGTON, MACCLESFIELD, SK10 5LY

CASH BUYERS ONLY

This cottage stands on the verge of Bollington on its border with Kerridge, close to the fields and hills that the villages sit within. Grimshaw Lane at this point is wide, making parking easier and meaning that the property is not overlooked at the front. To the rear there is a pleasant courtyard with private area having a leafy southerly aspect.

The property has been partly renovated with some rooms in need of finishing. They are all a good size as a result of the two storey outstand to the rear, housing bright spacious bathroom and space for the kitchen.

Together with the semi rural setting is the advantage of the variety of amenities available in Bollington. These include shops for everyday needs, a library, leisure centre, primary schools and a good selection of pubs and restaurants.

Having full gas fired central heating and partial double glazing, the accommodation comprises in more detail:-

GROUND FLOOR:

LOUNGE: 12'2" x 10'7" (3.74m x 3.28m) Multi-fuel log burner. Central Heating Radiator. Open to:

DINING ROOM : 13'5" x 12" (4.13m x 3.74m) With open central staircase. Open To:

KITCHEN: 11'0" x 5'5" (3.37m x 1.69m) With plumbing for appliances. Recently plastered.

Stairs lead to:

FIRST FLOOR:

LANDING

BEDROOM No.1: 12'2" x 10'3" (3.74m x 3.16m) Central Heating Radiator

BEDROOM No.2: 13'5" x 8'9" (4.12m x 2.72m) Central heating radiator.

BATHROOM : Modern white suite comprising panelled jacuzzi bath, pedestal wash basin, low level WC and shower cubicle with mixer shower. Central heating radiator.

LOFT ROOM: 15'5" x 10'8 (4.75m x 3.30m) With Velux window

OUTSIDE: Pleasant patio area to rear.

SERVICES: All mains services are connected and a telephone is installed.

TENURE: We understand from the vendor that the property is Freehold and free from Chief Rent.

COUNCIL TAX BANDING: 'C'

PRICE: **Offers Around £250,000**

VIEWING: By appointment with the AGENTS Michael Hart and Company.

DIRECTIONS: From our Bollington office travel up Grimshaw Lane towards Kerridge. The property can be found at the top end of the Lane on the right hand side.

EPC— TBC

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.

