

**\*NO ONWARD CHAIN\***  
**VIEWINGS ARE HIGHLY RECOMMENDED ON THIS 4 BEDROOM**  
**END OF TERRACE VICTORIAN PROPERTY**  
**WITH SOUTH FACING REAR GARDEN**



**'GREENLAND' 29a GRIMSHAW LANE, BOLLINGTON,**  
**MACCLESFIELD, CHESHIRE, SK10 5PT**  
**£525,000**

**'GREENLAND', 29a GRIMSHAW LANE, BOLLINGTON,**  
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Having been completely renovated throughout, viewings are highly recommended on this stunning end of terrace Victorian house. Meticulous care and attention has been taken to blend the character of the property, with large rooms, high ceilings and feature fireplaces with the demands of a property for modern family living.

Presently the accommodation comprises an entrance hall, lounge, dining room, kitchen and WC on the ground floor, with four bedrooms and family bathroom at first floor level.

The property also benefits from a low maintenance south facing garden to the rear with patio area, providing a private and pleasant space to sit and enjoy any nice weather.

The property is situated on an elevated section of Grimshaw Lane above and away from the main carriageway. Within close proximity are shops for everyday needs, primary schools, a leisure centre and various other amenities not to mention several pubs and restaurants. Macclesfield is within 3 miles where there are a more comprehensive range of shops and a mainline rail station. The M60 and M56 motorways, and Manchester Airport are all within an 11 mile radius.

There is gas fired central heating and uPVC double glazing to the accommodation, which comprises in more detail:-

**GROUND FLOOR:**

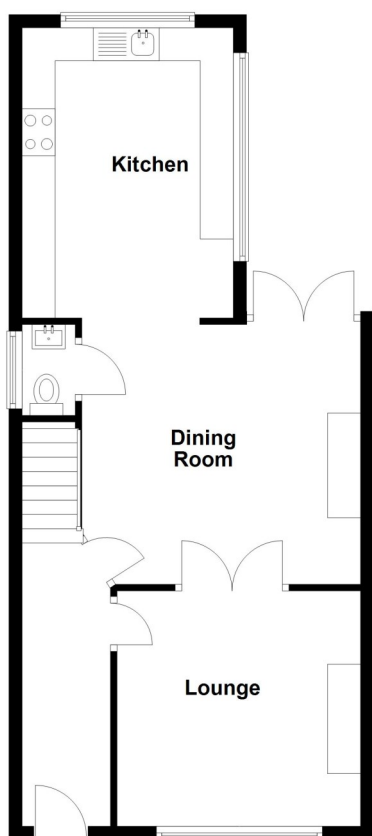
ENTRANCE HALL	Central heating radiator.
LOUNGE	12'8" x 12'7" (3.9m x 3.8m) Central heating radiator. Doors through to:
DINING ROOM	13'7" x 13'5" (4.1m x 4.1m) Doors opening between Dining Room and Lounge. Central heating radiator. French doors leading to garden patio area.
KITCHEN	14'5" x 10'5" (4.4m x 3.2m) Fitted with modern units to floor and wall. Electric oven, microwave and hob with extractor hood. Integrated Fridge Freezer, Dishwasher and Washing Machine. Central heating radiator.
WC	With W/C and washbasin. Extractor fan. Heated towel rail.

Stairs lead up from the entrance hall to:-

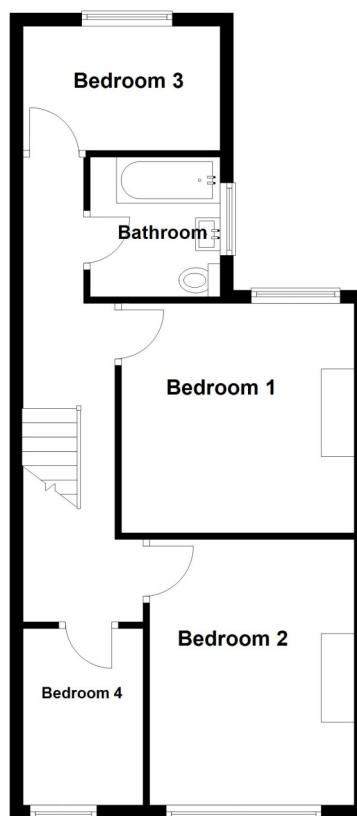
**FIRST FLOOR:**

LANDING	Loft access. Fully boarded with pull down ladder.
BEDROOM NO.1	12'10" x 11'2" (3.9m x 3.4m) Feature fireplace. Central heating radiator.
BEDROOM NO.2	13'4" x 10'1" (4.1m x 3.1m) Feature fireplace. Central heating radiator.
BEDROOM NO.3	10'5" x 8'1" (3.2m x 2.5m) Central heating radiator.
BEDROOM NO.4	9'8" x 6'4" (2.66m x 1.39m) Central heating radiator.
BATHROOM / WC	Panelled bath with thermostatic shower over bath tub. Pedestal washbasin and WC. Extractor fan. Heated towel rail.

<b><u>OUTSIDE:</u></b>	Landscaped south facing garden to side and rear. Patio area. Access to the rear of the property.
<b><u>SERVICES:</u></b>	All mains services are connected.
<b><u>TENURE:</u></b>	Freehold and free from chief rent.
<b><u>COUNCIL TAX BAND:</u></b>	Band 'C'
<b><u>PRICE:</u></b>	<b>£525,000 NO VENDOR CHAIN</b>
<b><u>VIEWING:</u></b>	By appointment with the AGENTS Michael Hart & Company.
<b><u>DIRECTIONS:</u></b>	From our office, travel up Grimshaw Lane and the property can be found on the right hand side, just before the right turn for Clough Bank.
<b><u>ENERGY RATING:</u></b>	EPC rating 'D'
<b><u>FLOOR PLAN:</u></b>	



Ground Floor



First Floor

#### **SURVEYS AND VALUATIONS**

Should you require a Valuation, RICS Level 2 (Homebuyers) Survey and Valuation, or a Level 3 (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.



