

Approx Gross Internal Area
133 sq m / 1429 sq ft

Lounge Diner
4.65m x 4.23m
15'3" x 13'11"

Kitchen
4.65m x 3.08m
15'3" x 10'1"

Garage

W.C.

En Suite
1.47m x 1.72m
4'10" x 5'8"

Main Bedroom
4.71m x 3.60m
15'5" x 11'10"

Bathroom
2.68m x 1.75m
8'10" x 5'9"

Landing

Bedroom 4
2.64m x 3.06m
8'8" x 10'0"

En Suite
0.95m x 2.47m
2'9" x 8'1"

Bedroom 2
3.70m x 2.89m
12'2" x 9'6"

Bedroom 3
3.57m x 4.54m
11'9" x 14'11"

Ground Floor
Approx 60 sq m / 648 sq ft

First Floor
Approx 41 sq m / 441 sq ft

Second Floor
Approx 32 sq m / 340 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	78	
	EU Directive 2002/91/EC	

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Grimshaw Lane |
Asking Price £495,000

Bedrooms 4

Bath 3

Reception 2

Parking here

Area
1429.00 sq ft

Type here

- CHAIN FREE
- EXCELLENT LOCATION
- THREE BATHROOMS

- FOUR DOUBLE BEDROOMS
- OFF-ROAD PARKING
- OPEN-PLAN KITCHEN

Hibbert Homes are delighted to present this exceptional Four Bedroom semi-detached property to the market, located on Grimshaw Lane, Bollington. This excellent home boasts modern characteristics and spacious living accommodation throughout, and is being sold as CHAIN FREE! Grimshaw Lane is set within walking distance to Bollington's High Street, offering an array of excellent local amenities, with more rural attractions such as Middlewood Way and Waulkmill Waterfall all nearby, acting as great spots for a weekend walk!

This property briefly comprises from a large and inviting hallway upon entrance, with a w/c under the stairs. At the rear of the home you will find a highly spacious and open plan kitchen and living space, with a bespoke kitchen holding modern integrated appliances throughout, and an attractive kitchen island. A pleasant living area at the rear of the room, with large French Doors and two sky lights invites brilliant levels of natural lighting into this part of the home. On the first floor, two double bedrooms are located, one of which is the main bedroom, offering a stunning en-suite shower rooma. The main family bathroom is found on this floor too, inclusive of a large bath and shower overhead. Heading to the second floor, a further two double bedrooms are found, with one of these bedrooms featuring a pleasing en-suite!

Grimshaw Lane offers a lovely garden, featuring a stoned patio at the front creating an attractive seating area and well maintained lawn.

Viewings are highly recommended for this stunning property! Contact Hibbert Homes Bramhall on 0161 480 0099 enquiries@hibberthomes.com to arrange your viewing today!

