



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

30, Grimshaw Lane, Bollington, Cheshire, SK10 5NB

A deceptively spacious detached family home presented to the highest of standards. Home Studio/Office. Stunning gardens.

Asking Price £750,000

30 Grimshaw Lane is an impressive substantial property, which has been sympathetically extended and refurbished over the last ten years, with the recent installation of a John Lewis kitchen with built-in appliances and granite working surfaces. In addition a superb garden room was erected in 2024 designed and manufactured by Kubes of Bollington.

In brief the accommodation comprises on the ground floor an entrance hall, lounge, dining room, family room, breakfast kitchen, orangery and cloakroom. At first floor level the landing allows access to a master bedroom with fitted wardrobes and French doors leading out to a superb balcony/seating area. The en-suite has a corner jacuzzi bath, shower, vanity wash hand basin and low level WC. There are three further double bedrooms and a recently refitted family bathroom. A central heating system has been installed together with a very large water tank off the gas with the electric override option. A new boiler has been installed at the property within the month of October 2024. All the windows are uPVC double glazed throughout. A new solid oak front door has been fitted together with internal oak doors throughout.

Outside, the property enjoys stunning good sized gardens, which are beautifully landscaped and incorporate large lawned areas, Indian stone paved patios, delightful abundantly stocked flower borders all of which are fully enclosed. To the front of the property there is a small lawned area and adjacent cobbled driveway which was repointed in 2024.

We would strongly recommend an internal inspection of this fabulous home in order to fully appreciate the fine merits it has to offer.

There is a wide range of shopping, travel, educational and recreational facilities available in Bollington and nearby Macclesfield.

Directions:

From our Bollington Office proceed up High Street turning right into Chancery Lane. Bear right into Grimshaw Lane and continue for a short distance where the property can be found on the right hand side just before the traffic lights.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

With seating area with cupboard to side, deep built-in cupboard, attractive wooden floor.

CLOAKROOM

Comprising low level WC, vanity wash hand basin with mixer tap and cupboard below, double radiator.

LOUNGE 14'7 x 13'2

Attractive wooden floor, double radiator, open to:

DINING ROOM 18'10 x 12'9

Attractive marble fireplace with open flue, oak staircase off, double radiator.

INNER HALL

Door to garage/utility room with plumbing for washing machine, wooden floor.

SITTING ROOM

FAMILY ROOM 19'8 x 9'11

Feature roof lantern, excellent range of fitted bookcases, wooden floor with underfloor heating, French door to outside.

BREAKFAST KITCHEN 18'11 x 9'2

Recently refitted with a John Lewis kitchen comprising an excellent range of base, eye level and drawer units, Granite working surfaces and window sills, integrated fridge freezer, integrated fridge, integrated dishwasher, Neff built in double oven and Neff built in microwave, four ring halogen hob with extractor hood over, two display cabinets, wooden floor with underfloor heating, bifold oak doors to Orangery.

ORANGERY 11'5 x 10'5

Vies over the garden, French doors to outside.

FIRST FLOOR

LANDING

Integrated display shelving with lights, deep built in cupboard, double radiator.

MASTER BEDROOM 18'5 x 12'10

Excellent range of built in wardrobes comprising two double and one single, attractive wooden floor, two skylights, French door to balcony and seating area with toughened safety glass and steel balustrades, two chrome tubular radiators.

EN-SUITE 12'6 x 8'2

Comprising Jacuzzi bath, integrated TV screen, floating wall mounted sink unit with drawer below, shower cubicle, low level WC, chrome heated towel rail, fully tiled walls and floor.

BEDROOM TWO 13'2 x 11'5

Windows to two elevations, wooden floor, double radiator.

BEDROOM THREE 12'9 x 11'10

Wooden floor, double radiator.

BEDROOM FOUR 19'4 x 9'4

Wooden floor, windows to two elevations, double radiator.

FAMILY BATHROOM

Comprising P Shaped bath with shower over and glass side screen, vanity wash hand basin with drawers and cupboard below, part tiled walls, wall mounted mirror fronted cabinet, chrome heated towel rail, underfloor heated tiled floor.

GARDEN SHED

GARDENS

As previously mentioned.

HOME OFFICE/GARDEN ROOM 11'1 x 8'3

Constructed, manufactured and installed by Kube, wooden floor with underfloor heating, external lights and living roof.

GARAGE

With electric up and over door, electric light and power, plumbing for washing machine.

TENURE

We have been advised that the property is Freehold and free from chief rent. Interested purchasers should seek clarification of this from their Solicitors.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

BAND D

VIEWINGS

Strictly by appointment through the Agents.

PRESTBURY OFFICE:

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PRESTBURY,
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BOLLINGTON,
MACCLESFIELD,
CHESHIRE, SK10 5PH
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MISDESCRIPTIONS ACT 1967

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