



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

18, Grimshaw Lane, Bollington, Cheshire, SK10 5PT

A substantial brick built property occupying a convenient location with good sized gardens to the front and rear.

Asking Price £305,000

Constructed of brick this substantial semi-detached property offers the discerning purchaser the opportunity to acquire a home ready for immediate occupation.

The accommodation internally is bright and airy and in brief comprises on the ground floor entrance hall, lounge, breakfast kitchen. At first floor level the landing allows access to two bedrooms and a bathroom.

The whole of the accommodation is warmed by a gas fired central heating system augmented by uPVC double glazed units throughout.

Outside the property stands well back from the road and to the front there is a good size lawned area and the stone pathway leads to the side of the property and wraps round to the back. The rear garden comprises a good sized lawned area and paved patio all of which is fully enclosed by attractive fencing.

There is a wide range of shopping, travel, educational and recreational facilities available in Bollington and nearby Macclesfield. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 10 and 30 minutes drive of the property.

Directions:

From our Bollington Office proceed towards Macclesfield for approximately half a mile, turning left opposite the Bayleaf restaurant into Grimshaw Lane. Continue for a short distance where the property can be found on the left hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Double radiator, staircase off.

LOUNGE 12'2 x 11'6

Double radiator.

DINING KITCHEN 14'7 x 8'4

Comprising an excellent range of base, eye level and drawer units, wall mounted gas fired central heating boiler, built in electric oven with four ring hob and extractor hood over, single drainer stainless steel sink unit with mixer tap, space for fridge, plumbing for washing machine, Formica working surface, part tiled walls, walk in storage cupboard, radiator with cabinet, door to outside.

FIRST FLOOR

LANDING

BEDROOM ONE 12'2 x 12'2

One single and one double built in wardrobe, single radiator.

BEDROOM TWO 8'2 x 7'4

Built in cupboard, single radiator.

BATHROOM

Comprising panelled bath with shower over, glass side screen, low level WC, pedestal wash hand basin, Xpelair extractor fan, single radiator, part tiled walls.

OUTSIDE

Gardens as previously mentioned.

GARDEN SHED

TENURE

We have been advised the property is Freehold. Interested purchasers should seek clarification of this from their solicitors

POSSESSION

Vacant possession upon completion.

VIEWINGS

Strictly by appointment through the Agents.

COUNCIL TAX

BAND C

PRESTBURY OFFICE:

THE VILLAGE,
PRESTBURY,
CHESHIRE SK10 4DG

TELEPHONE: 01625 828254

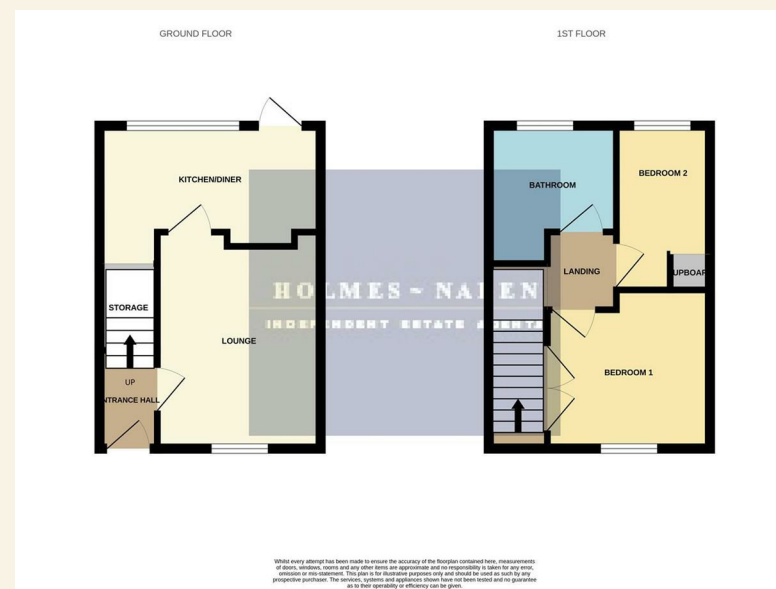
FACSIMILE: 01625 820019

HEAD OFFICE:

16 HIGH STREET,
BOLLINGTON,
MACCLESFIELD,
CHESHIRE, SK10 5PH
TELEPHONE: 01625 560535
FACSIMILE: 01625 574445

MISDESCRIPTIONS ACT 1967

These particulars, whilst believed to be accurate are set out for guidance only and do not constitute any part of any offer or contract – intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise to their accuracy. No person in the employment of Holmes-Naden Estate Ltd. has the authority to make or give any representation or warranty in relation to the property.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(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	



