



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

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

A substantial stone Victorian semi-detached property occupying a convenient location with private parking.

Guide Price £450,000

Constructed of stone, we are pleased to be able to offer for sale this substantial Victorian property which occupies a convenient location within walking distance of local amenities.

On entering the property you are welcomed by a good sized reception hall with exposed floorboards allowing access to a separate WC, lounge with period fireplace, dining/family room, and a kitchen with built-in appliances. To the first floor the landing allows access to three well proportioned bedrooms and a family bathroom. A new Worcester gas fired central heating boiler has recently been installed.

The property is situated in a popular residential locality and enjoys a front garden with flower borders. To the rear of the property the gardens are laid mainly down to lawn with stone paved patio and flower borders. There is a stone flagged area to the side of the property which provides ample hardstanding for a motor vehicle.

There is a wide range of shopping, travel, educational and recreational facilities available in 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

ENCLOSED PORCH

With Quarry tiled floor.

RECEPTION HALL 12'0 x 9'0

Excluding stairs recess, exposed floorboards, radiator.

LOUNGE 15'0 x 12'0

Attractive fireplace with tiled inset and hearth, wood surround and open flue, stripped floorboards, sash window, double radiator.

FAMILY/DINING ROOM 19'8 x 12'2

Original cast iron fireplace with tiled hearth, shelf to alcove, stripped floor, double radiator.

KITCHEN 12'2 x 10'3

Comprising an excellent range of base, eye level and drawer units, attractive working surface, one and a half bowl stainless steel sink unit with mixer tap, integrated dishwasher, space for fridge freezer, built-in electric oven, stainless steel four ring gas hob with extractor hood over, plumbing for washing machine, column radiator.

CLOAKROOM/WC

Comprising low level WC, door to:

CELLAR 16'4 x 6'11

With coal store.

FIRST FLOOR

LANDING

BEDROOM ONE 12'3 x 11'7

With attractive cast iron fireplace, double radiator.

BEDROOM TWO 12'3 x 11'3

With attractive cast iron fireplace, double radiator.

BEDROOM THREE 11'1 x 7'2

With double radiator.

FAMILY BATHROOM

Comprising: Panelled bath, double shower cubicle, low level WC, vanity wash hand basin with cupboards below, chrome heated towel rail, part tiled walls.

OUTSIDE

GARDENS

As previously mentioned.

DRIVEWAY

Electric charging point.

TENURE

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

VIEWINGS

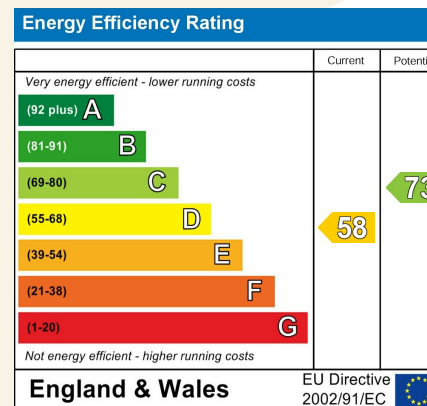
Strictly by appointment through the Agents.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

BAND E



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MISDESCRIPTIONS ACT 1967

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