

HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

95, Grimshaw Lane,

Bollington, Cheshire, SK10 5LY

A charming beautifully presented stone mid-terrace cottage occupying a sought after location. Delightful rear garden with views over countryside.

Guide Price £245,000

This charming period stone cottage is presented to a high standard with a wealth of character.

In brief the accommodation comprises on the ground floor lounge, breakfast kitchen with stable door to outside. At first floor level the landing allows access to two good sized bedrooms and a recently refitted bathroom. The whole of the accommodation benefits from double glazed windows throughout augmented by a gas fired central heating system.

Outside to the rear of the property there is a good sized garden. Particular mention must be made of the outlook across countryside.

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

There is a wide range of shopping, travel, educational and recreational facilities are 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 up High Street turning right into Chancery Lane and after a short distance turn right into Grimshaw Lane where the property can be found on the left hand side.

ACCOMMODATION

GROUND FLOOR

LOUNGE 12'9 x 10'6
Log burning stove, cupboard to recess housing gas and electricity meters, feature built in seat to alcove with storage below, four wall light points, plantation shutters, single radiator, attractive tiled floor, understairs storage cupboard, staircase off.

BREAKFAST KITCHEN 11'6 x 9'6
Comprising a range of base, eye level and drawer units, attractive working surface, enamel sink unit with mixer tap, cupboard housing newly installed Valliant gas fired central heating boiler, electric cooker point with stainless steel extractor hood over, inset shelving to wall, plumbing for washing machine, exposed stone wall, attractive part tiled walls, stable door to outside.

FIRST FLOOR

LANDING
Deep built in cupboard.

BEDROOM ONE 11'1 x 9
Built in wardrobe with cupboard over, single radiator, plantation shutters.

BEDROOM TWO 8'10 x 7'
Single radiator.

BATHROOM
Recently refitted with panelled bath and shower over, pedestal wash hand basin with cupboard below, low level WC, wall mounted LED mirror, attractive majority tiled walls, chrome heated towel rail, access to loft.

GARDENS
As previously mentioned.

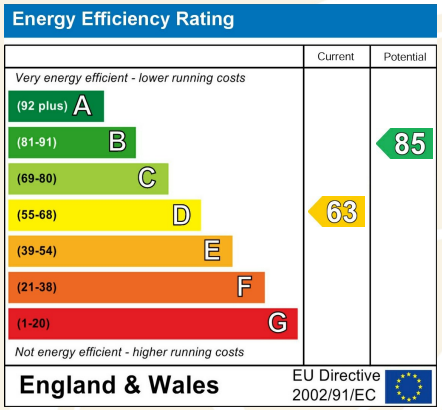
TENURE
We have been advised that the property is Freehold and free from chief rent. Interested purchasers should seek clarification of this from their solicitors.

POSSESSION
Vacant possession upon completion.

VIEWINGS
Strictly by appointment through the Agents.

COUNCIL
BAND B





PRESTBURY OFFICE:
THE VILLAGE,
PRESTBURY,
CHESHIRE
SK10 4DG

TELEPHONE: 01625 828254
EMAIL: PRESTBURY@HOLMESNADEN.COM

HEAD OFFICE:
16 HIGH STREET,
BOLLINGTON,
CHESHIRE
SK10 5PH

TELEPHONE: 01625 560535
EMAIL: BOLLINGTON@HOLMESNADEN.COM

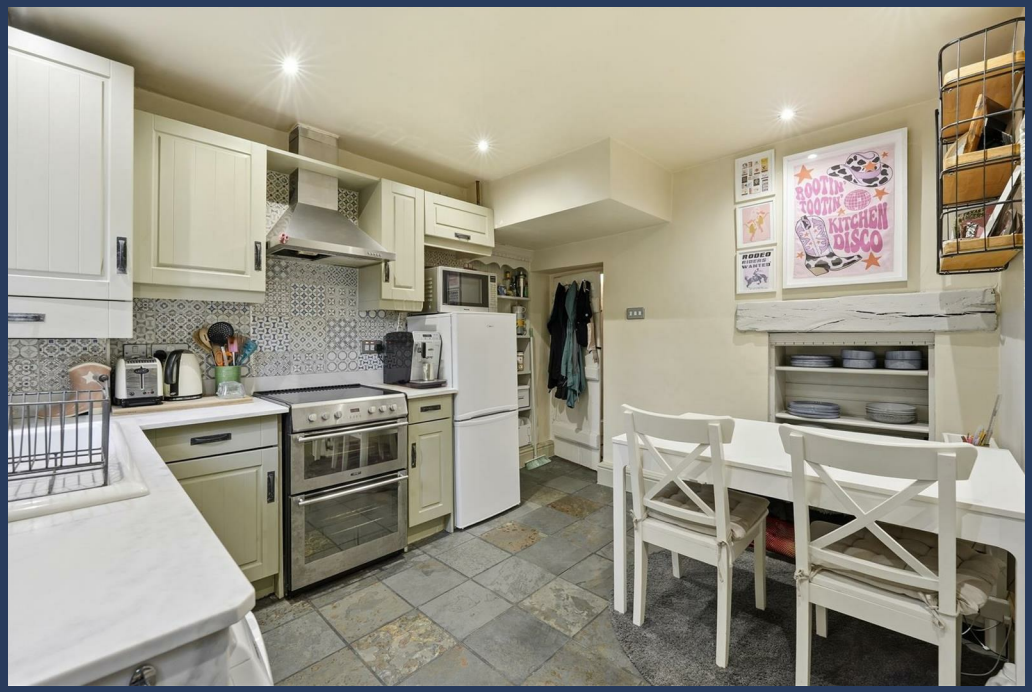
THE DISPUTE SERVICE

NAEA
National Association of Estate Agents

The Property Ombudsman

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.




BOOTIN' TOOTIN' KITCHEN DISCO



