



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

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

A stunning deceptively spacious four bedroom stone mid-terraced cottage with private parking and enclosed beautifully landscaped rear garden.

Asking Price £399,950

35 Grimshaw Lane is a stunning deceptively spacious home which offers the discerning purchaser the opportunity to acquire a substantial stone mid-terraced cottage presented and decorated to a high standard.

The accommodation briefly comprises on the ground floor an entrance hall with panelled walls, lounge with cast iron fireplace and archway leading to a good sized dining room which in turn leads to a brand new fitted kitchen and cloakroom. At first floor level there is a panelled landing which allows access to the master bedroom and en-suite shower room, two further bedrooms and a beautifully appointed bathroom/WC. A staircase leads to the second floor where bedroom 4 can be found. The property benefits from a new gas fired central heating boiler augmented by double glazed windows throughout. The property has also been reroofed.

Situated well back off Grimshaw Lane the property enjoys a small cottage garden to the front, whilst to the rear the garden is paved for ease of maintenance with a loose stone gravelled seating area and attractive raised flower borders. Private off road parking can be found to the rear of the property and is accessed from Grimshaw Lane by turning right into Clough Bank.

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 up High Street turning left into Palmerston Street. Proceed towards Macclesfield for approximately one mile turning left into Grimshaw Lane. Continue up the hill where the property can be found after a short distance along on the right hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

With attractive panelled walls, stairs to first floor, seating, cloaks hanging space, telephone point, cupboard housing gas and electric meters, radiator.

LOUNGE 16' x 12'10

With cast iron fireplace, two wall light points, single radiator, herringbone floor.

DINING ROOM 11' x 10'2

With Inglenook fireplace in Cheshire brick incorporating multi-fuel stove, radiator, herringbone floor.

BREAKFAST KITCHEN 11'4 x 9'

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

SEPARATE WC

With low level WC, attractive panelled walls.

FIRST FLOOR

LANDING

With access to roof space.

MASTER BEDROOM 12'11 x 9'7

With column radiator.

EN-SUITE SHOWER ROOM

With shower cubicle, vanity wash hand basin with cupboards below and mirror and light above, low level WC, chrome heated towel rail.

BEDROOM TWO 11'3 x 8'

With radiator.

BEDROOM THREE 9' x 6'2

With radiator.

BATHROOM

Comprising: Tiled bath with shower attachment, vanity wash hand basin with drawer below and mirror and light over, low level WC, chrome heated towel rail, column radiator.

SECOND FLOOR

BEDROOM FOUR 12'5 x 11'

With two skylights.

OUTSIDE

As previously mentioned.

PRIVATE PARKING SPACE

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.

VIEWINGS

Strictly by appointment through the Agents.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

BAND C

PRESTBURY OFFICE:

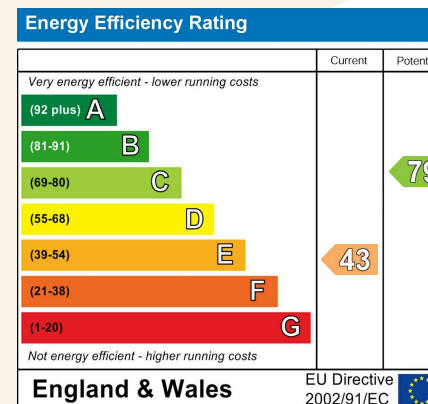
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MISDESCRIPTIONS ACT 1967

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