



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 £285,000

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

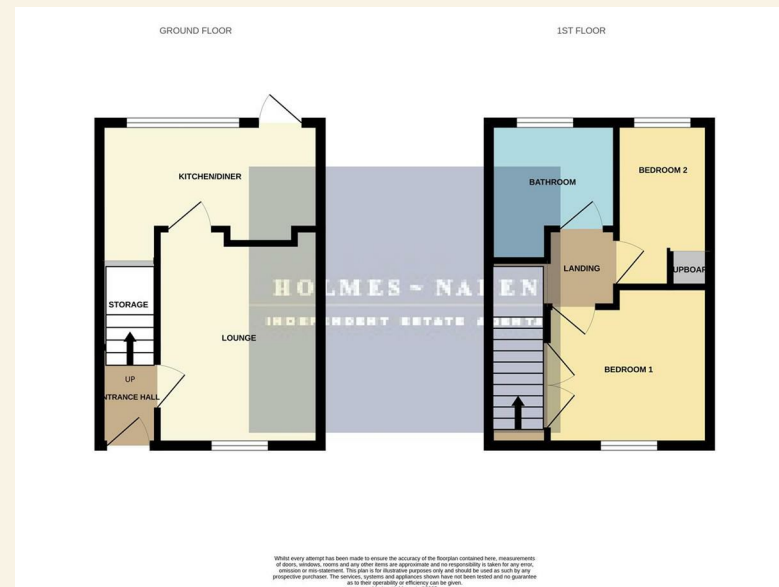
##### POSSESSION

Vacant possession upon completion.

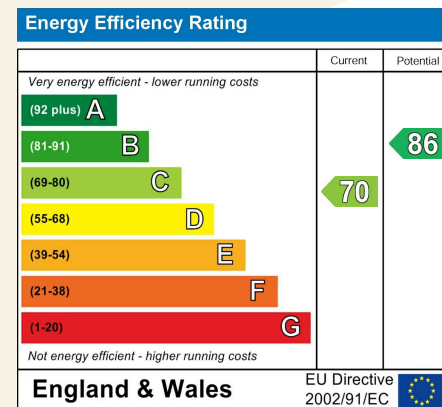
**VIEWINGS**

Strictly by appointment through the Agents.

**COUNCIL TAX**  
BAND C



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, sections, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide for the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to be made for their operation or efficiency after the sale.  
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**MISDESCRIPTIONS ACT 1967**

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