



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. NO ONWARD CHAIN

Guide Price £435,000

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

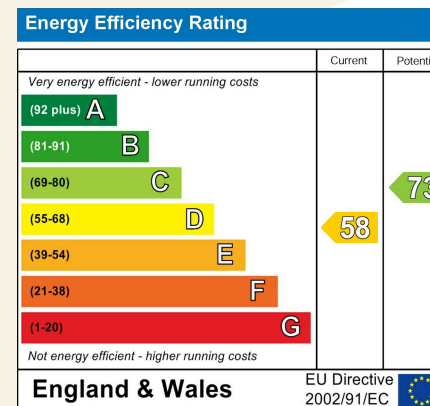
Strictly by appointment through the Agents.

### POSSESSION

Vacant possession upon completion.

### COUNCIL TAX

BAND E



### PRESTBURY OFFICE:

THE VILLAGE,  
PRESTBURY,  
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TELEPHONE: 01625 828254

FACSIMILE: 01625 820019

### HEAD OFFICE:

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### MISDESCRIPTIONS ACT 1967

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