



48e Grimshaw Lane, Bollington,
Macclesfield, Cheshire SK10 5NB



- Modern Town House
- Four Double Bedrooms
- Open Plan Living Space
- Master Bedroom with En-suite
- Third Bedroom with En-Suite
- Off Road Parking & Garage
- Downstairs WC
- Private Garden
- Part Furnished
- Available from mid June 2021

£1,650 pcm

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****TO LET**** Available mid June 2021** A fantastic opportunity to rent this impressive 1600 sq ft, four double bedroom semi-detached townhouse. Featuring an impressive 27ft contemporary open plan family living space to the ground floor with integrated appliances with the addition of an entrance hall, WC and garage. The first floor features a master bedroom with en-suite shower room, fourth bedroom and a modern family bathroom, whilst to the second floor are two further bedrooms, the third with an additional en-suite. Externally to the rear is a private enclosed garden mainly laid to lawn with patio. This modern home is situated in a desirable and well established community with easy access to local amenities. Macclesfield Canal and the Middlewood way are close to home as well as some great local schools and convenient motorway links. For an internal viewing please contact Harvey Scott on the details provided.



Ground Floor

Entrance Hall

16' 6" x 6' 3" (5.03m x 1.91m) uPVC composite door, and uPVC window to front elevation, inset LED ceiling spot lights, radiator, double power points, room thermostat, smoke alarm, stairs to first floor, door to WC, door to family living space, Amtico style plank wood effect flooring.

Kitchen

10' 7" x 15' 6" (3.23m x 4.72m) Contemporary kitchen fitted with a range of wall and base units and contrasting worktops featuring a central kitchen island/breakfast bar, one and half bowl stainless steel sink with drainer, stainless steel five ring gas burning hob with a glass splash back and stainless steel extractor hood over, double Zanussi fan oven both with grills, integrated fridge/freezer, washer/dryer, Neff dishwasher, inset LED ceiling spot lights, smoke alarm, double power points, Honeywell room thermostat and Amtico style wood effect flooring.

Family Room

14' 5" x 15' 6" (4.39m x 4.72m) Open plan living space with uPVC patio doors and windows to rear elevation, ceiling pendant light, ceiling skylights, x two vertical column radiators, double power points, TV point and Amtico style wood effect flooring.

WC

6' 3" x 2' 7" (1.91m x 0.79m) Ceiling light, extractor fan, WC, pedestal wash hand basin with chrome mixer tap, tiles to splash back, wood effect flooring.

Garage

17' 7" x 8' 6" (5.36m x 2.59m) Up and over door, ceiling strip light, Worcester combination boiler, consumer unit, solid floor.

First Floor

Stairs and Landing

uPVC window to front elevation with wooden venetian blinds, two ceiling pendant lights, radiator, fitted carpet, access to master bedroom, fourth bedroom and family bathroom. Stairs leading to second floor.

Master Bedroom

12' 1" x 15' 6" (3.68m x 4.72m) Max uPVC window to rear elevation with wooden venetian blinds, ceiling light, central heating radiator, recessed space for wardrobes, double power points, TV point, fitted carpet and door leading to en-suite shower room.

En-Suite Shower Room

5' 7" x 4' 9" (1.70m x 1.45m) White three piece suite comprising; double walk-in shower with low level tray, chrome thermostatic shower on a riser rail and glass fixed shower screen, WC and pedestal wash hand basin with mixer taps. Brick effect tiles to splash backs, uPVC window to rear elevation, inset LED spot lights, extractor fan, chrome heated towel radiator and wood effect flooring.

Fourth Bedroom

10' 4" x 8' 9" (3.15m x 2.67m) uPVC window to front elevation with wooden venetian blinds, ceiling light, radiator, double power points, TV point and fitted carpet.

Family Bathroom

8' 8" x 5' 8" (2.64m x 1.73m) White three piece suite comprising; panel bath with thermostatic shower on a riser rail and glass folding shower screen, WC and pedestal wash hand basin with chrome mixer taps. uPVC window to side elevation, inset ceiling LED spot lights, extractor fan, chrome heated towel rail, brick effect tiles to splash backs, wood effect flooring.

Second Floor

Landing

Smoke alarm, ceiling light, fitted carpet and room thermostat.

Second Bedroom

15' 1" reducing to 10' 9" x 12' (4.60m x 3.66m) uPVC double glazed bay window to front elevation with wooden venetian blinds, ceiling light, radiator, double power points, TV point and fitted carpet.

Third Bedroom

9' 8" x 12' 2" (2.95m x 3.71m) Velux windows to rear elevation, ceiling light, radiator, double power points, TV point, fitted carpet and door leading to en-suite shower room.

En-Suite

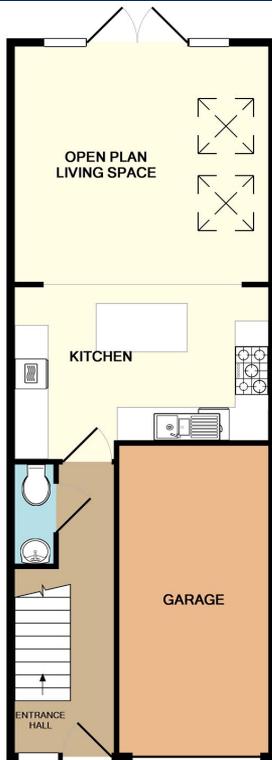
8' 4" x 2' 9" (2.54m x 0.84m) Shower room comprising; shower enclosure with bi-folding glass door, electric shower on riser rail, WC and pedestal wash hand basin with mixer taps. Brick effect tiles to splash backs, chrome heated towel radiator, extractor fan and wood effect flooring.

External

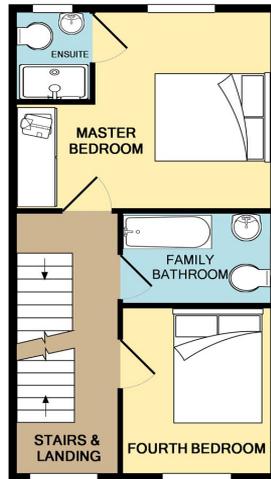
Garden

Externally to the rear is an enclosed garden mainly laid to lawn with a flagged patio and gate providing side access.





GROUND FLOOR

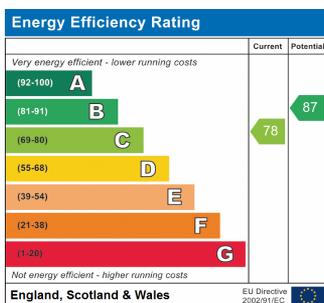
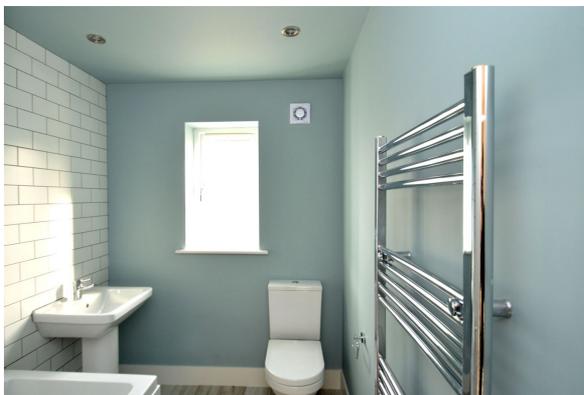


1ST FLOOR



SECOND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Services

Local Authority

Cheshire East Council

Tenure

Viewing

By appointment only. For further information, particulars to view please contact a member of staff at Harvey Scott.

Mortgage Information

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Written quotations are available on request.

Misdescriptions Act 1967. These particulars, whilst believed to be accurate, are set out for guidance purposes only and do not constitute any part of any offer or contract. Services and appliances referred to have not been tested and cannot be verified as being in working order. Furthermore you should seek confirmation from a solicitor in respect of moveable items described in the sales particulars, that they are in fact included in the sale. All dimensions, description and photographs are for guidance only and are not a complete representation of the property, references to condition and necessary permissions for use of occupation and other details are given without responsibility, we advise that any intending purchasers or tenants should satisfy themselves by inspection or any other means you may have. No person in the employment of Harvey Scott Ltd has any authority to make or give any representation or warranty whatsoever in relation to the property