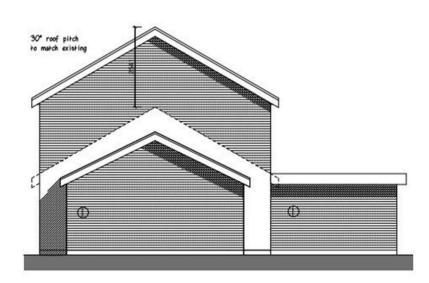




REAR ELEVATION





EPONT ELEVATION SIDE ELEVATION

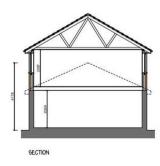
### £600,000

- Currently a detached Two double bedroom bungalow
- Offers excellent potential for redevelopment
- Two existing planning permissions in place (Cheshire East references: 25/0252/CLPUD and 24/2254M)
- Semi rural location on the outskirts of Wilmslow



FIRST FLOOR PLAN







## Plot, Bollin View Morley Green Road, Wilmslow, Cheshire, SK9 5NU

£600,000

#### GREAT POTENTIAL FOR REDEVELOPMENT INTO 4 BED DETACHED FAMILY HOME.

Bollin View is a well-presented and deceptively spacious two double bedroom detached bungalow, occupying a desirable semi-rural position on the outskirts of Wilmslow. The property enjoys an attractive open aspect to the front, with farreaching views across green belt countryside, whilst remaining within easy reach of local amenities and transport links. Bollin View is offered for sale with no onward chain and on a freehold basis.

This versatile home also offers excellent potential for redevelopment, with two existing planning permissions in place (Cheshire East references: 25/0252/CLPUD and 24/2254M), allowing for either a ground floor extension to enlarge the footprint of the bungalow or the addition of a further storey to create a 4 bedroom detached family home.

#### The Location

Wilmslow is a vibrant, sought-after town located in Cheshire, renowned for its blend of scenic beauty, excellent transport links, and a strong sense of community. Known for its high standard of living, Wilmslow offers a variety of shops, restaurants, and local amenities, making it a popular choice for families and professionals alike. The town is surrounded by picturesque countryside, including the nearby Bollin Valley, offering plenty of outdoor recreational opportunities. With its close proximity to Manchester, excellent schools, and easy access to Wilmslow train station, which provides direct routes to London, Wilmslow is a perfect balance of convenience and rural charm. Its attractive combination of lifestyle and location makes it one of the most desirable places to live in the region.

#### The Grounds & Gardens

There is an attractive open aspect to the front with views over countryside/green belt. A driveway provides off road parking and leads to an attached garage (with up and over door. Light and power and space and plumbing for washing machine and tumble dryer). There are well tended private gardens to the front and rear.

Important Information Council Tax Band: F

# **GROUND FLOOR** 1046 sq.ft. (97.2 sq.m.) approx.



TOTAL FLOOR AREA: 1046 sq.ft. (97.2 sq.m.) approx.

Whitst every attempt has been made to ensure the accuracy of the floorpian contained here, measurements of doors, wridney, rooms and any other terms are approximate and for responsibility is taken to any error, omission or mis-statement. This plan is for litterative 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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