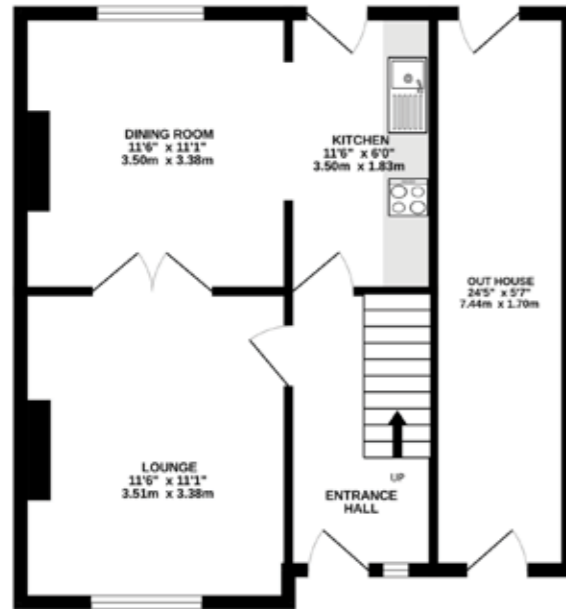


**36 BOLLIN GROVE**

Prestbury

**£449,950**

GROUND FLOOR  
528 sq.ft. (49.1 sq.m.) approx.



1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA: 936 sq.ft. (87.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Mienepi ©2023



**NOTICE**  
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Prestbury

8 The Village, PRESTBURY SK10 4DG

01625 827467 prestbury@gascoignealman.co.uk

[gascoignealman.co.uk](http://gascoignealman.co.uk)



**GASCOIGNE HALMAN**

A conveniently positioned three bedroom semi-detached house taking great advantage from a desirable position minutes from Prestbury village and having a double detached garage.

- AN ATTRACTIVE PART-RENDERED SEMI-DETACHED HOUSE
- DESIRABLE CONVENIENT POSITION CLOSE TO PRESTBURY VILLAGE
- AMPLE OFF-ROAD PARKING & DOUBLE DETACHED GARAGE
- THREE BEDROOMS

- TWO RECEPTION ROOMS
- A MODERN FITTED KITCHEN & BATHROOM
- LARGE LAWNED FOREGARDEN & SECLUDED LAWNED REAR GARDEN
- PLEASANT ROOF/TREETOP VIEWS OVER THE RIVER BOLLIN VALLEY

£449,950

36 BOLLIN GROVE

Prestbury



An attractive part-rendered semi-detached house that benefits greatly from an extremely popular position very close to Prestbury Village and primary school. This well-presented house is offered for sale with no chain and has the unusual attribute of ample off-road parking and a detached double garage. Additionally, there is a decent sized lawned foregarden and a secluded rear lawned garden. The accommodation in brief consists of an entrance hallway, a living room leading through to the dining room and then on to the modern fitted kitchen.

Three well-sized bedrooms are located at first floor, along with a fitted bathroom complete with a separate shower cubicle. As mentioned earlier, the house boasts a generous lawned foregarden, then a secluded lawned rear garden along with a highly useful side garden store.

**LOCATION**

The historic village of Prestbury is regarded as one of the most picturesque villages in Cheshire. Suitable for a broad demographic the village boasts excellent access to all the amenities of the general area; railway station, Local shops, Restaurants, Bars/Pubs, a highly regarded Primary School, Tennis club and a highly regarded Golf course to name a few.

**DIRECTIONS**

Use postcode SK10 4JJ for sat-nav.

**TENURE**

Leasehold - to be verified by solicitors

**SERVICES (NOT TESTED)**

Services have not been tested and you are advised to make your own enquiries and/or inspections.

**LOCAL AUTHORITY**

Cheshire East - Council Tax Band E

**VIEWING**

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



gascoignealman.co.uk

GASCOIGNE HALMAN