

**20 BOLLIN GROVE**  
Prestbury  
**OFFERS OVER**  
**£399,950**



TOTAL FLOOR AREA: 957 sq.ft. (88.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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THE AREAS LEADING ESTATE AGENCY

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gascoignealman.co.uk



**GASCOIGNE HALMAN**

A charming riverside cottage situated in a highly desirable convenient location minutes from Prestbury village and affording pleasant tree-lined open views across the River Bollin.



- ATTRACTIVE RIVERSIDE COTTAGE
- DESIRABLE CONVENIENT LOCATION
- LITERALLY MINUTES FROM PRESTBURY VILLAGE
- PLEASANT VIEWS TO THE FRONT OVER THE RIVER BOLLIN

- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS & EXTENDED KITCHEN
- STONE FLAGGED COURTYARD FOREGARDEN & REAR GARDEN

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**DESCRIPTION**

A handsome mid-terraced cottage that takes great advantage from a being positioned within a much sought after conservation area within walking distance of the village and enjoying picturesque views to the front.

The cottage is approached either from the front via a deep stone flagged foregarden along Bollin Grove or the useful car park at the rear, through a cute courtyard garden.

Internally, the accommodation is full of charm with a front enclosed porch, then a spacious living room opening directly into the dining room, which accesses the long fitted kitchen and highly useful side/rear lobby.

Whilst to the first floor, there are two double bedrooms with fitted bedroom furniture to both. A bathroom is also located off the landing.

**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**  
SK10 4DR

**TENURE**

Freehold  
**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



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