

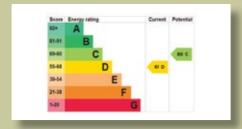
BEDROOM
13'10" max x 13'1"
4.22m max x 3.98m

BATHROOM
LANDING

BEDROOM
10'2" x 8'6"
3.09m x 2.59m

1ST FLOOR 388 sq.ft. (36.0 sq.m.) approx.

TOTAL FLOOR AREA: 957 sq.ft. (88.9 sq.m.) approx.
Measurements are approximate. Not to soule. Businestive purposes only
Made with Metrosix 02024



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

Spindles, The Village, PRESTBURY SK10 4DG 01625 827467 prestbury@gascoignehalman.co.uk

gascoignehalman.co.uk

Prestbury

OFFERS OVER

£399,950



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

OFFERS OVER £399,950

20 BOLLIN GROVE











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

SK10 4DR

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

TENUR

Freehold
SERVICES (NOT TESTED)

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

Cheshire East - Council Tax Band E

Viewing strictly by appointment through the Agents.

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

