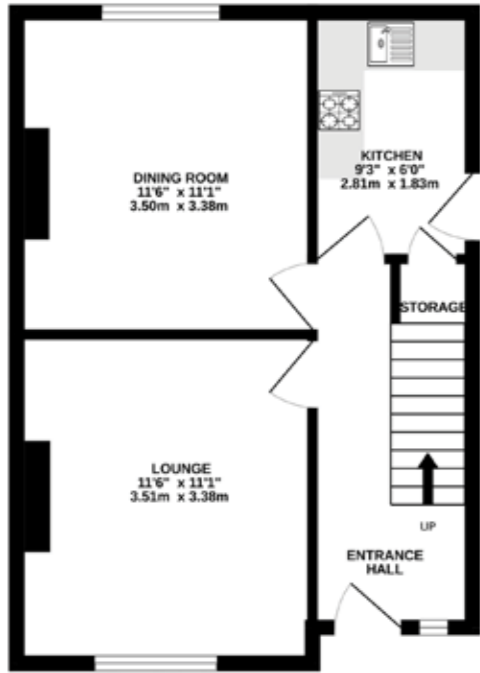
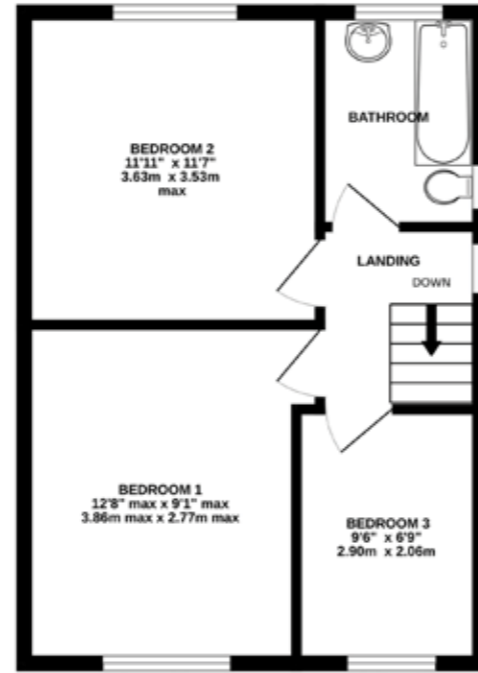


**40 BOLLIN GROVE**  
 Prestbury  
**GUIDE PRICE**  
**£425,000**

GROUND FLOOR  
 400 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR  
 416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 816 sq.ft. (75.8 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
 Made with Metropix ©2024



**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

A beautiful well proportioned, three bedroom semi-detached house located a short walk away from the centre of Prestbury.

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

gascoignehalman.co.uk



**GASCOIGNE HALMAN**

- SEMI-DETACHED HOUSE
- CLOSE TO THE CENTER OF PRESTBURY VILLAGE
- THREE BEDROOMS

- OFF ROAD PARKING WITH GARAGE
- BEAUTIFUL LANDSCAPED GARDENS
- NO ONWARD CHAIN

**GUIDE PRICE**  
**£425,000**

**40 BOLLIN GROVE**  
Prestbury



**DESCRIPTION**

The property is offered with no chain and whilst in need of some updating presents a unique opportunity to update to your own taste. This house sits on an elevated position and boasts both a detached garage and additional off road parking. With beautiful landscaped garden to both the front and rear and is within walking distance of Prestbury Primary School, local train station, shops and amenities.

In brief, the property offers an entrance hallway with storage under the stairs, a large lounge with Cotswold stone fireplace and electric fire, large front window with magnificent views over the front garden, making it a nice

bright room. A separate dining room overlooking the rear garden with a kitchen and side access to the property. To the first floor, two large double bedrooms, both with fitted wardrobe space. A third bedroom and a good size bathroom. Externally, there is off road parking with the addition of a brick garage and gardens to the front and rear.

**LOCATION**

The historical 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 & Prestbury Golf Club to name a few. Alderley Edge & Wilmslow are only a very short distance away offering more comprehensive facilities and the town of Macclesfield is a very short distance with a direct link to London Euston in approx. 1 hour 40 mins. Manchester Airport and the motorway network are within 20 minutes drive.

**DIRECTIONS**

SAT NAV : SK10 4JJ

**TENURE**

Leasehold at a rent of £4 annually - 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 is 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**