



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

12, Bollin Grove, Prestbury, Macclesfield, Cheshire, SK10 4DR

A charming mid terraced 3 bedroom period cottage in a sought after location in the heart of Prestbury village.

Guide Price £525,000

The charming and historic village of Prestbury caters for most daily needs, whilst more extensive facilities may be found in Macclesfield, Wilmslow and Alderley Edge, all within short driving distance. Access points to the national motorway network, InterCity rail travel to London and Manchester International Airport are all within 2 and 30 minutes drive of the property.

DIRECTIONS: From our Prestbury office proceed past St Peter's Church, turning left at the bridge into Bollin Grove. The property can be found after approximately 200 yards on the right hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

With Quick-Step laminate floor, glazed door to:

WC

6'01 x 2'05 (approx)

With Quick-Step laminate floor, part tongue and groove panelled and part tiled walls, low level WC, wash hand basin, underfloor heating.

LIVING/DINING/KITCHEN

35'03 x 12'11 (overall)

A large open plan room incorporating living area with feature fireplace with cast iron log burning stove, alcove storage and radiator. Dining area with stairs to first floor and access to under stairs WC. Both areas with Quick-Step laminate floor and underfloor heating.

Kitchen with fitted units including base cupboards and drawers, Caple boiling water tap, wall cupboards and granite worktops with beautiful mirrored splash backs creating a feeling of space, island unit with breakfast bar, a wealth of integrated appliances including fridge freezer, dishwasher, microwave, oven and grill, wine fridge, washer/dryer, 4-ring ceramic hob and extractor, one and a half bowl stainless steel sink, electrically operated Velux window, tiled floor with underfloor heating, Crittall style glazed doors leading through to:

GARDEN ROOM

14'01 x 4'04

With flagstone floor with underfloor heating, exposed brick walls, bi-fold doors leading to rear courtyard, Velux skylight.

FIRST FLOOR

LANDING

With oak staircase and floor, radiator, access to loft.

BEDROOM ONE

11'09 x 10'3 (into alcoves)

With Quick-Step laminate floor, radiator.

BEDROOM TWO

8'11 x 5'11

Currently used as a dressing room with built in open storage comprising hanging space, drawers and shelving, radiator.

BEDROOM THREE

10'01 x 9'09

With radiator, built in wardrobe and chest of drawers.

BATHROOM

11'08 x 6'03

With low level WC, freestanding bath with central mixer tap, vanity wash hand basin with drawers and shelving below, traditional style heated towel rail, shower enclosure, part tongue and groove panelled walls, tiled floor, underfloor heating.

OUTSIDE

Delightful gardens as previously mentioned, with potential for private off-road parking to front garden if desired.

Tenure

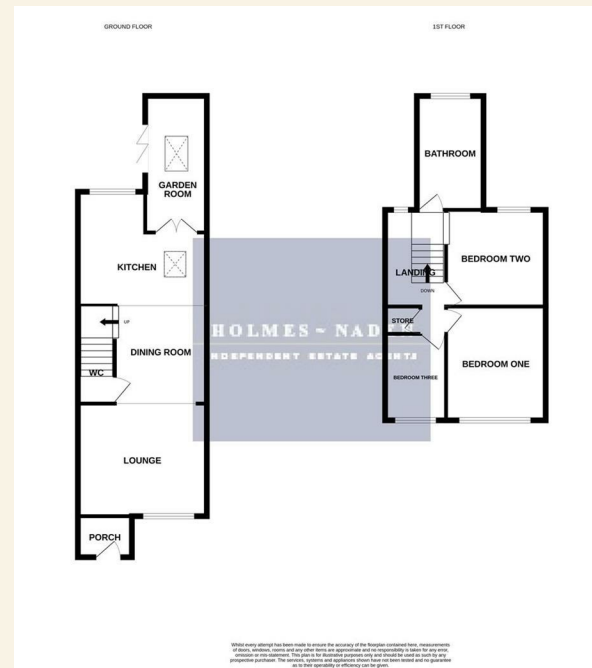
Freehold. Interested purchasers should seek clarification of this with their solicitor.

Viewings

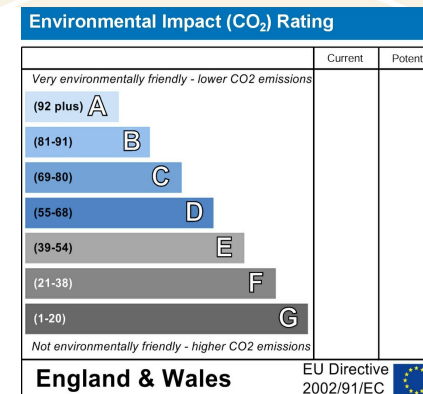
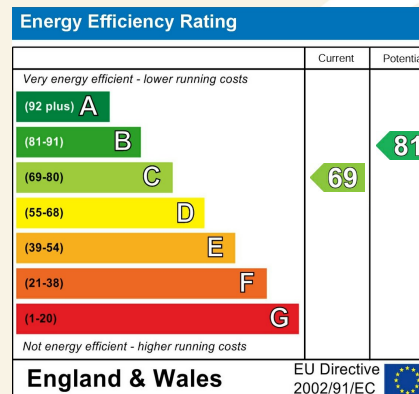
Strictly by appointment through the Agents.

Possession

Vacant possession upon completion.



While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any errors or omissions. The floorplan, photos and associated documents have not been used and will not be used in any legal proceedings. The floorplan, photos and associated documents have not been used and will not be used in any legal proceedings. Made with Metaphor (2014)



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MISDESCRIPTIONS ACT 1967

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