



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

Rose Cottage, 54, Bollin Grove, Prestbury, Cheshire, SK10 4JJ

A beautifully updated, picturesque semi detached property, situated in the heart of Prestbury Village and adjacent to stunning open countryside walks.

Guide Price £550,000

Constructed of brick with painted elevations, this picturesque semi-detached property offers the discerning purchaser a wonderful home occupying an idyllic central village location yet adjacent to the open countryside.

The accommodation briefly comprises, to the ground floor: Enclosed porch, 18ft lounge with period style fireplace with cast inset and open grate, cloakroom/WC, 24ft living family kitchen enjoying Shaker style units with granite worktops and built in appliances and French doors leading to the garden. To the first floor the landing allows access to three good sized bedrooms and a bathroom/WC. There is also a well appointed loft room with natural light, ideal for an office. A gas fired central heating system has been installed.

An internal inspection is highly recommended to appreciate the size space and quality of this wonderful home.

The property has good sized gardens to both the front and rear, laid mainly down to lawn with borders, shrubs and patio areas. There is ample hard standing for a motor vehicle.

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 10 and 30 minutes drive of the property.

DIRECTIONS: From our Prestbury office, proceed passing St Peters Church, turning left at the bridge into Bollin Grove. The property can be found after approximately 400 yards on the right hand side.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

With tiled floor.

LOUNGE

18'09 x 16'09

With two radiators, period style fireplace with cast iron inset and open grate, fitted shelving, lovely views towards Prestbury tennis club.

CLOAKROOM/WC

With low level WC, pedestal wash hand basin, gas boiler, tiled floor.

LIVING FAMILY KITCHEN

24'04 x 16'08 (narrowing down to 9'07)

Enjoying Shaker style units including base cupboards and drawers, wall cupboards and quartz worktops, fridge and freezer, ceramic hob with extractor hood, oven/grill, dishwasher, plumbing for washing machine, single drainer sink unit, two radiators, tiled floor, dining and seating areas, two ceiling lanterns providing lots of light, stairs to first floor, French doors to garden.

FIRST FLOOR

LANDING

BEDROOM ONE

14'03 x 10'04

With radiator.

BEDROOM TWO

10'05 x 10'01

With exposed floorboards, radiator, lovely views towards the tennis club and woodland beyond.

BEDROOM THREE

10'02 x 6'03

With radiator, fitted wardrobe, delightful views towards Prestbury tennis club and woodland beyond.

BATHROOM/WC

Panelled bath with overhead shower, low level WC, pedestal wash hand basin, radiator/towel rail, tiled walls, tiled floor with underfloor heating.

LOFT ROOM

15'06 x 9'03

Ideal as a home office.

GARDENS AS PREVIOUSLY MENTIONED

OFF-ROAD PARKING

GARDEN SHED

Tenure

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

Viewings

Strictly by appointment through the Agents.

Possession

Vacant possession upon completion.

PRESTBURY OFFICE:

THE VILLAGE,
PRESTBURY,
CHESHIRE SK10 4DG

TELEPHONE: 01625 828254
FACSIMILE: 01625 820019

HEAD OFFICE:

16 HIGH STREET,
BOLLINGTON,
MACCLESFIELD,
CHESHIRE, SK10 5PH
TELEPHONE: 01625 560535
FACSIMILE: 01625 574445



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



MISDESCRIPTIONS ACT 1967

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