



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

37, Bollin Grove, Prestbury, Cheshire, SK10 4JJ

A magnificent recently developed contemporary property offering large well balanced accommodation over two floors enjoying five bedrooms and three bathrooms extending to approximately 3,300 sq ft.

Guide Price £1,395,000

This beautiful property was recently fully developed in a 'back to brick' renovation and reconfiguration and offers the discerning purchaser a wonderful family home located in the heart of Prestbury adjacent to open countryside yet within short pavement walking distance of all local amenities. The finish and fixtures and fittings at the property are of excellent quality, with extra touches such as plaster coving, brushed steel sockets and feature light fittings throughout. On entering the property you are immediately welcomed by a light and airy 26ft reception hall with central oak staircase leading to the first floor galleried landing. The hallway leads through double doors to a spacious lounge, family room, a magnificent 23ft Living/Family/Kitchen enjoying shaker style units with porcelain worktops and splash backs and an abundance of built-in appliances, utility room/boot room with access to large garage and a separate WC. To the first floor the large bright spacious landing allows access to five well proportioned bedrooms, the master bedroom enjoying a dressing room and en-suite, two further bathrooms (1 en-suite). The property benefits from gas fired central heating including radiators and underfloor heating (with all the plumbing and wiring having been entirely replaced as part of the renovation).

An internal inspection is highly recommended to appreciate the size, space and quality of this magnificent family house.

The property enjoys a lawned garden to the front with rockery and adjacent gravel driveway allowing ample hard standing for motor vehicles and easy access to the garage with electrically operated up and over door. The rear garden is again laid mainly down to lawn with well stocked borders mature specimen trees and two York stone flagged patio areas.

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, Inter-City rail travel to London and Manchester International Airport are all within 5 and 30 minutes drive of the property.

The property is ideally located for Prestbury primary school, the Tennis club, squash club, scout hut, children's park and open countryside as well as the village.

Directions: From our Prestbury office proceed past St Peters Church turning left into Bollin Grove. The property can be found at the end of Bollin Grove on the left hand side.

ACCOMMODATION

RECEPTION HALL 26'5" x 9'6"

With central oak staircase and feature light leading to first floor galleried landing, under stair storage, under floor heating.

LOUNGE 19' x 13'4"

Large double aspect lounge accessed via double oak doors from the hallway. The lounge is carpeted and has a radiator.

FAMILY ROOM 14'7" x 12'

Separate family room off the living/family/kitchen room with under floor heating, providing the ideal play room or second lounge.

LIVING/FAMILY/KITCHEN 23'4" x 15'8"

Enjoying shaker style units including base cupboards, and drawers, wall cupboards, and porcelain worktops, fridge and freezer, dishwasher, wine fridge, porcelain full splash backs, double Belfast sink, Franke hot water tap, matching central island/breakfast bar, large dining/seating area, full length sliding patio doors to garden, under floor heating.

UTILITY/BOOT ROOM 9'10" x 7'8" (plus coat hanging space)

With shaker style units, quartz worktop, plumbing for washing machine, under floor heating, door to side, access to garage.

WC

With low level WC, wash hand basin with store cupboards below, radiator/towel rail.

FIRST FLOOR

LANDING 15'8" x 15'3" (overall)

A bright and spacious landing area allowing access to:

BEDROOM 1 14'10" x 14'4"

With radiator, opening through to:

DRESSING ROOM 15' x 7'

With radiator, range of fitted wardrobes, lovely views over the park.

EN-SUITE

With shower, freestanding bath, low level WC, wash hand basin with store cupboard below, porcelain tiled walls and floor, lovely views over the park.

BEDROOM 2 12'5" x 11'7"

With radiator, twin aspect with views over the parkland and tennis club.

EN-SUITE

With shower, pedestal wash hand basin, low level WC, radiator/towel rail, porcelain tiled walls and floor, delightful views towards the tennis club.

BEDROOM 3 12'6" x 11'7"

Good size double bedroom with radiator, lovely views towards the tennis club.

BEDROOM 4 13'4" x 11'10"

Good size double bedroom with radiator and lovely view to the front of the house.

BEDROOM 5/HOME OFFICE 9'10" x 9'5"

With radiator. This room provides the flexibility of an additional bedroom but could also make an ideal home office (as the current owners have it).

BATHROOM/WC

Freestanding bath with waterfall tap. low level WC, shower, wash hand basin with storage cupboard below, porcelain tiled walls and floor, radiator/towel rail.

GARDENS

As previously mentioned. Hot and cold outside tap on one side and cold on the other. External power sockets to the rear.

GARAGE 21'6" x 15'3"

With power and light, electric up and over door, large pressure hot water cylinder, gas boiler, under floor heating controls, door to side.

Tenure

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

Viewings

Strictly by appointment through the Agents.

Possession

Vacant possession upon completion.

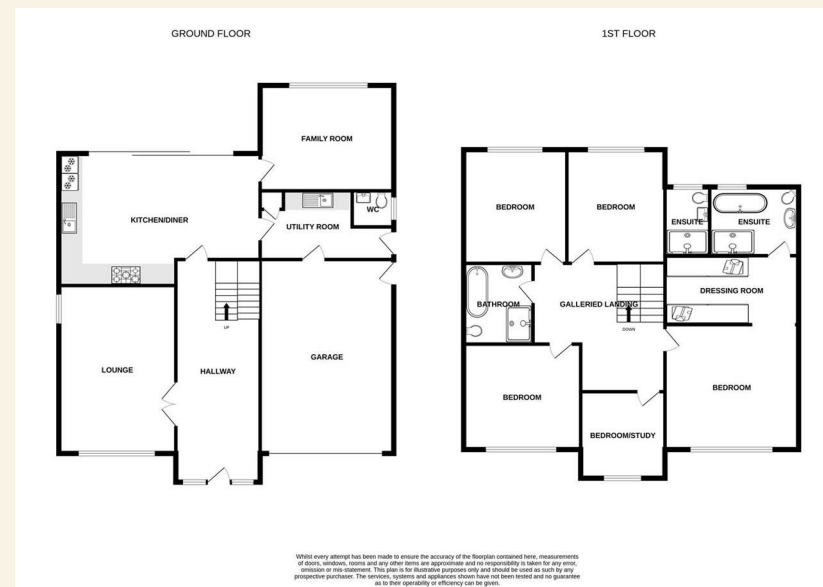
PRESTBURY OFFICE:

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		81
(69-80) C	70	
(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

**MISDESCRIPTIONS ACT 1967**

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