

BOLLIN HILL

WILMSLOW



Andrew J Nowell
& Company

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DACRE, 39 BOLLIN HILL, WILMSLOW, SK9 4AN



- A stunning 1920's Theodore Halliday designed detached family home
- Quality fitted David Lisle kitchen units within open-plan Kitchen/Breakfast/Family room
- Bathrooms with quality suites by Fired Earth
- EPC Rating: D
- Light and airy accommodation arranged over three levels and finished to a high standard
- Manicured professionally landscaped gardens, which are westerly facing and offer a high degree of privacy
- Set within the sought after conservation area of Bollin Hill
- Council Tax Band: F (Cheshire East)

A truly charming Browns built detached family residence, with light and airy accommodation arranged over three levels. Set within the sought after conservation area of Bollin Hill, this unique home is conveniently located for Wilmslow town centre and the train station. Bollin Hill is also close to the River Bollin valley and minutes away from The Carrs, which offers fabulous walks and leads through to Styal Mill. Set behind high laurel hedging to give a high degree of privacy, the property is approached to the front by an 'in and out' gravel driveway, which leads to an attached single garage. On entry to the inside, you are greeted by a delightful entrance hall, which in turn opens through to an attractive lounge with stone fireplace, a study/sitting room, and a downstairs wc. To the rear on the ground floor you move through to 'the hub of the house' with a most impressive open-plan Kitchen/Breakfast/Family room with appliances and gas Aga. French doors lead out to the private westerly facing gardens, which are landscaped. On the first floor a spacious landing gives access to the master bedroom with fitted wardrobes and a quality ensuite bathroom. Access is also gained to three further bedrooms and a family bathroom with full suite. A second stairway leads up to a characterful fifth bedroom with vaulted ceiling and Velux windows. UNFURNISHED. AVAILABLE: MID-JULY 2024





Mains: Gas, Electric, Water

Flood Risk: Very low risk of flooding.

Refuse - Cheshire East Council operate a chargeable garden waste disposal service. For full details please visit cheshireeast.gov.uk/gardenbin

Broadband providers - Openreach and Airband. You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE and Three

Mobile providers - Limited coverage by EE, O2, Three
*Broadband and mobile providers information taken from the Ofcom mobile and broadband checker

IMPORTANT INFORMATION

Parking - Off road parking for several cars to the front of the property

Garage - Single garage on the left hand side as you approach the property

Heating - Gas central heating

EPC Grade: D (67/74)

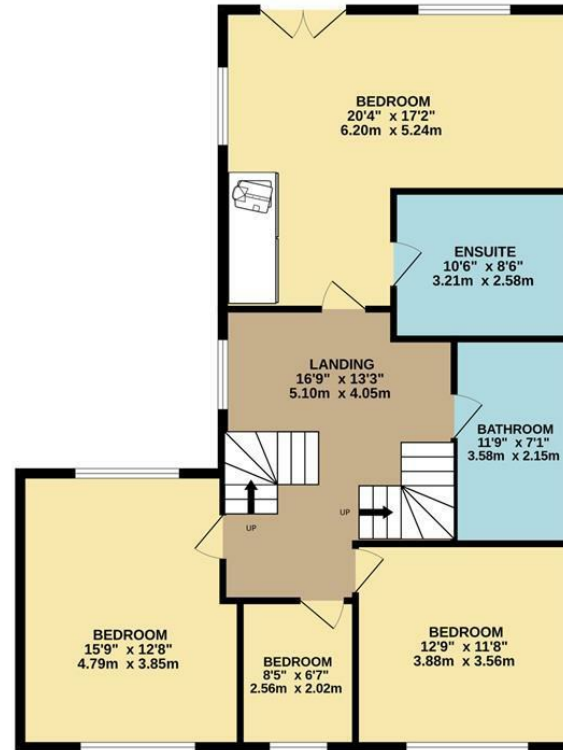
Council Tax Band: F (Cheshire East)



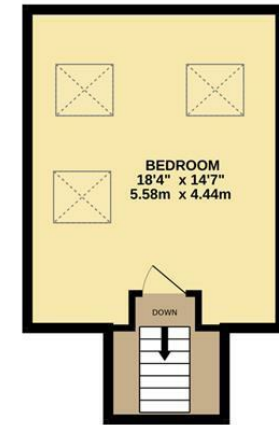
GROUND FLOOR
1337 sq.ft. (124.2 sq.m.) approx.



1ST FLOOR
1045 sq.ft. (97.0 sq.m.) approx.



2ND FLOOR
302 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 2684 sq.ft. (249.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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