



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# Chapel Cottage, 26, Bollin Grove, Prestbury, Cheshire, SK10 4DR

A delightful two bedroom semi-detached cottage with additional loft room and pretty private courtyard, within in walking distance of the charming village centre of Prestbury.

Guide Price £390,000

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, Inter-City rail travel to London and Manchester International Airport are all within 5 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 500 yards on the right hand side.

## **ACCOMMODATION**

### **GROUND FLOOR**

#### **LIVING/DINING ROOM**

15'01 (extending to 21'10) x 13'03

A feature contemporary remote controlled gas fire, on a suspended granite hearth with brushed stainless steel and glass front, door to cellar/store, dining area, stairs to first floor.

#### **CELLAR/STORE**

4'01 x 3'0

With underfloor heating controls.

#### **KITCHEN**

16'04 x 5'08

With a range of contemporary Schuller fitted units including base cupboards and drawers, wall cupboards and worktops, sink and drainer unit with chrome mixer tap, integrated appliances including dishwasher, washing machine, microwave, oven/grill, 4-ring ceramic induction hob and contemporary extractor, fridge freezer and wine fridge, wall mounted shoe storage unit, laminate flooring, glazed double doors to rear courtyard.

### **FIRST FLOOR**

#### **LANDING**

9'05 x 4'08

With contemporary balustrade.

#### **BEDROOM ONE**

12'0" x 11'6" (overall, not inc wardrobe rec

With a range of fitted Laura Ashley wardrobes and drawers, under stairs storage cupboard, door to stairs leading to loft room.

#### **BEDROOM TWO**

9'05 x 8'01

With fitted Laura Ashley wardrobe and chest of drawers.

## BATHROOM

12'01 (into shower recess) x 5'07

With panelled Jacuzzi bath, low level WC, vanity wash hand basin with drawer below, shower enclosure, heated towel rail, recessed shelving, laminate floor, tiled walls.

## SECOND FLOOR

### LOFT ROOM/OCCASSIONAL BEDROOM

12'01 x 9'07

With two under eaves storage cupboards, skylight, storage heater, limited headroom.

## OUTSIDE

Pretty courtyard garden as previously mentioned.

## 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:

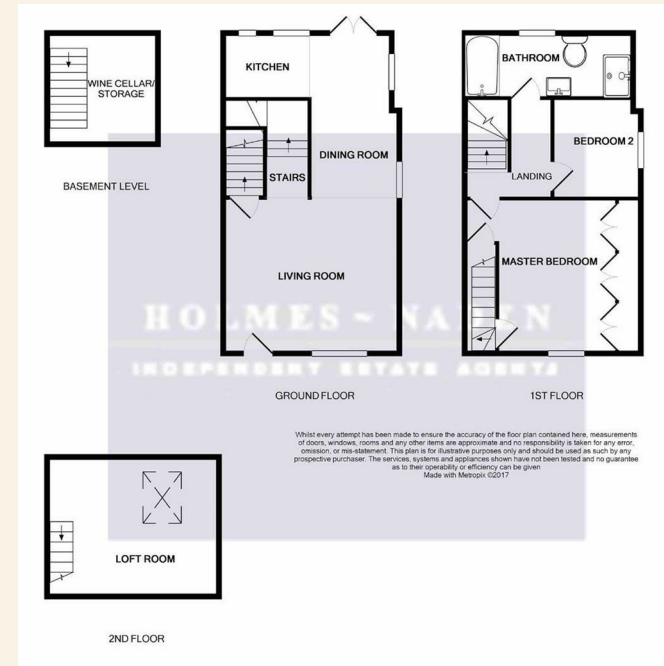
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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 87        |
| (69-80) C                                   | 72                      |           |
| (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 <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |



### MISDESCRIPTIONS ACT 1967

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