RIDGEWAY
RESIDENTIAL SERVICES

Lymm Road
Altrincham









- Charming Detached Character Cottage
- Requiring Renovation
- Two Reception Rooms with a Wealth of Original Features & Charm
- Occupying a generous plot
- Ideal Investment Oppourtunity
- Popular Location
- No Onward Chain
- Superb Opportunity to Modernise & Extend (Subject to Planning)

Best Offers Over £600,000

www.ridgewayresidential.co.uk



A rare opportunity to acquire this charming detached cottage, occupying a generous plot in the highly desirable village of Little Bollington, near Altrincham. Requiring complete renovation throughout, the property offers immense potential to create a stunning family home in a truly idyllic setting.

Rich in character and period charm, the accommodation currently comprises two welcoming reception rooms, both featuring a wealth of traditional features and providing versatile living space. The cottage presents a blank canvas for those looking to restore and modernise a character property to their own specification.

Surrounded by open countryside and enjoying a peaceful setting, the property combines the best of rural living with excellent accessibility. Little Bollington is a sought-after village renowned for its picturesque surroundings, friendly community and convenient access to Altrincham, Lymm and major transport links.

Occupying a substantial plot, the property offers exciting scope for extension and redevelopment, subject to the necessary planning permissions. Rarely do opportunities such as this come to the market, making it ideal for those seeking a unique renovation project with the potential to create an exceptional home.

Viewing is highly recommended to fully appreciate the setting, character and outstanding potential this delightful cottage has to offer.

Entrance Hall

Lounge
15'5" x 16'4" (4.7 x 4.98)

Sitting Room
15'5" x 14'9" (4.7 x 4.5)

Larder
5'4" x 659'5" (1.64 x 201)

Kitchen/Dining Room
14'1" x 11'1" (4.3 x 3.4)

Utility Room
7'2" x 10'9" (2.2 x 3.3)

Landing
15'5" x 5'4" (4.7 x 1.64)

Bedroom 1
13'9" x 14'5" (4.2 x 4.4)

Bedroom 2
16'0" x 16'0" (4.9 x 4.9)











Bedroom 3
9'2" x 7'6" (2.8 x 2.3)

Bathroom
9'2" x 6'6" (2.8 x 2.0)

Viewings
Viewings strictly via the selling agents Ridgeway Residential Estate Agents.

Tenure
Freehold

Information
Local Authority Cheshire East Council Tax Band: F

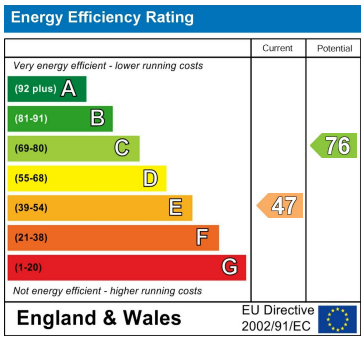
Annual Price: £3,546
Conservation Area No
Flood Risk Very low
Mobile coverage
EE Vodafone Three O2
Broadband Basic 8 Mbps Ultrafast 1800 Mbps
Satellite / Fibre TV Availability
BT Sky Virgin

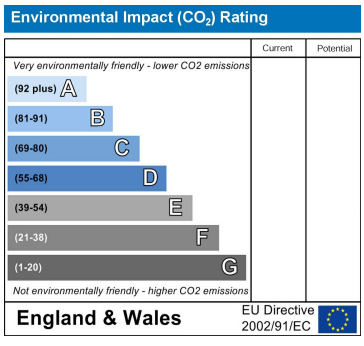
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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