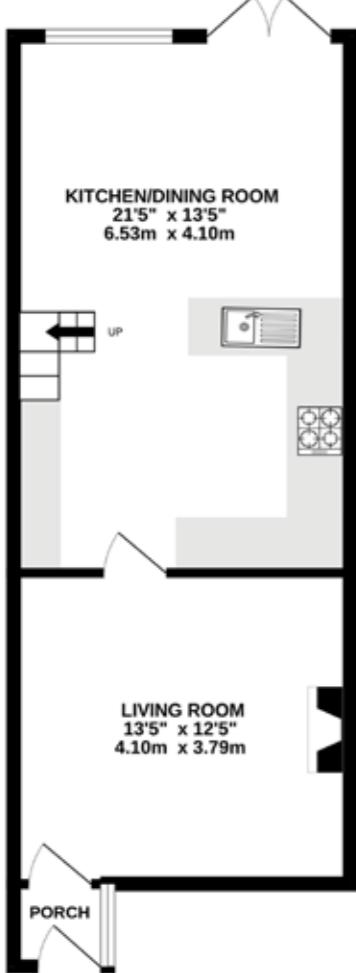
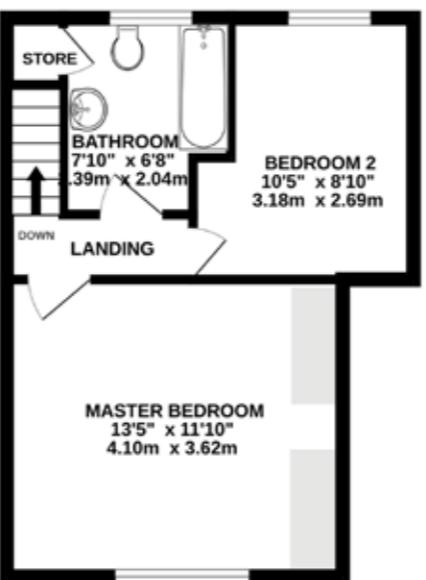


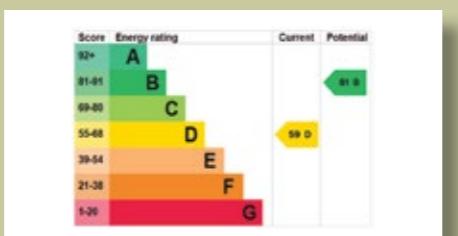
GROUND FLOOR  
462 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR  
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA: 792 sq.ft. (73.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metrolinx ©2025



#### NOTICE

Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Prestbury

8 The Village, PRESTBURY SK10 4DG

01625 827467 [prestbury@gascoignehalman.co.uk](mailto:prestbury@gascoignehalman.co.uk)

[gascoignehalman.co.uk](http://gascoignehalman.co.uk)

**APRIL COTTAGE**

17 BOLLIN GROVE, PRESTBURY

**£425,000**



A delightful two bedroom character cottage  
in the heart of Prestbury village



**GASCOIGNE HALMAN**

- CHARMING MID TERRACE COTTAGE
- CENTRAL VILLAGE LOCATION
- RECENTLY RENOVATED

- BURSTING WITH CHARACTER AND CHARM
- POTENTIAL FOR OFF ROAD PARKING
- SOUTH WESTERLY FACING GARDEN

£425,000

## APRIL COTTAGE

Bollin Grove, Prestbury



### DESCRIPTION

Tucked behind a charming stone wall and manicured lawned garden, April Cottage is a beautifully refurbished terraced home offering a perfect blend of period character and contemporary style. Ideally located just a short stroll from Prestbury's picturesque village centre, this property is ideal for those seeking a tranquil yet convenient lifestyle. Internally, the accommodation is well-planned and easy to manage. The entrance porch opens into a cosy yet stylish lounge, complete with a living flame gas log burner, perfect for creating a warm, inviting atmosphere. To the rear of the property, the heart of the home lies in the stunning open-plan kitchen, dining and living space.

Recently remodelled, this bright and versatile area features contemporary finishes and opens through double doors onto the private rear garden, ideal for indoor/outdoor living. Upstairs, the main bedroom is a spacious double with built-in wardrobes, while the second bedroom offers a perfect space for a guest room, nursery or home office. The modern bathroom is fitted with a full-sized bath and shower over. Outside, the rear garden enjoys a sunny south-westerly aspect and features a flagstone patio, low-maintenance stone terrace, and well-established planting for year-round interest. There is also potential to create off-road parking for one vehicle (approximately 16 feet wide), with minimal alteration required at the end of the garden.

### LOCATION

The historic village of Prestbury is regarded as one of the most picturesque villages in Cheshire. Suitable for a broad demographic the village boasts excellent access to all the amenities of the general area; railway station, Local shops, Restaurants, Bars/Pubs, a highly regarded Primary School, Tennis club and a highly regarded Golf course to name a few. Alderley Edge & Wilmslow are only a very short distance away offering more comprehensive facilities and the town of Macclesfield is a very short distance with a direct link to London Euston in approx. 1 hour 40 mins. Manchester Airport and the motorway network are within 20 minutes' drive.

### DIRECTIONS

SAT NAV: SK10 4JJ

### TENURE

Freehold - To be verified by solicitors  
**SERVICES (NOT TESTED)**

Services have not been tested and you are advised to make your own enquiries and/or inspections.

### LOCAL AUTHORITY

Cheshire East - Council Tax Band: D

### VIEWING

Viewing strictly by appointment through the Agents.

T W E N T Y   N E T W O R K E D   O F F I C E S   T H R O U G H O U T   C H E S H I R E ,   S O U T H   M A N C H E S T E R   &   T H E   H I G H   P E A K