

**APRIL COTTAGE**  
 17 Bollin Grove, Prestbury  
**£425,000**



TOTAL FLOOR AREA: 792 sq.ft. (73.5 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
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THE AREAS LEADING ESTATE AGENCY

**Prestbury**  
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**GASCOIGNE HALMAN**

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



- 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



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