



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

2, Bollin Mews, Prestbury, Cheshire, SK10 4DP

A lovely three storey, 4 bedroom mews property, in the heart of Prestbury village with woodland aspect to the rear.

Guide Price £425,000

Constructed of brick with cladding, this four bedroom mews property offers the discerning purchaser the opportunity to acquire a generously proportioned three storey home, within easy walking distance of Prestbury Village centre.

The accommodation briefly comprises, to the ground floor: Entrance hall, utility room and two good sized bedrooms, one with en-suite and access to the rear garden. To the first floor is a kitchen and living room with lovely woodland and river views. To the second floor are two further generously proportioned bedrooms with woodland views to the rear. The property is double glazed throughout and a gas central heating system has been installed.

An internal inspection is highly recommended to appreciate the generous proportions of this village mews.

The riverside garden to the rear has a decked terrace with step down to a lawn with shrubs and trees around. To the front of the property is a block paved driveway with space for two motor vehicles.

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 2 and 30 minutes drive of the property.

DIRECTIONS: From our Prestbury Office proceed past St Peter's Church bearing left after a short distance into Bollin Grove. After approximately 200 yards turn left into Bollin Mews where the property can be located immediately on the left hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL 15'11 x 5'10

With wooden floor, hatch to cellar space, radiator, exposed brick wall, open tred stairs to first floor.

BEDROOM THREE 11'08 x 9'03

With built in cupboard housing meters and gas boiler, radiator.

UTILITY ROOM 7'04 x 4'05

With plumbing for washing machine, wall cupboards.

BEDROOM FOUR 12'05 x 10'07

With radiator, glazed door to rear garden.

EN-SUITE 9'04 x 5'03

Recently fitted fully tiled wet room with high level WC, wall mounted wash hand basin, shower head, built in cupboards, radiator, low level WC, tiled floor,

FIRST FLOOR

LANDING 14'05 x 6'0

With open tred stairs to second floor.

KITCHEN 14'07 x 9'09

With fitted units including base cupboards and drawers, wall cupboards and granite worktops, 4-ring gas hob and electric oven and grill with extractor hood, twin circular stainless steel sinks, microwave, integrated fridge, freezer, dishwasher, full height cupboards, kick board heater.

LIVING ROOM 16'03 x 13'06

With large full height picture windows overlooking river and woodland beyond, low radiator.

SECOND FLOOR

LANDING 19'0 x 5'11

With large built in wardrobe with sliding mirrored doors.

BEDROOM ONE 16'02 x 9'01

With large picture windows overlooking river and woodland views, low radiator.

BATHROOM 10'0 x 7'01

Recently fitted fully tiled wet room with high level WC, wall mounted wash hand basin, shower enclosure, heated towel rail, airing cupboard housing water tank.

BEDROOM TWO 10'11 x 9'09

With large picture window, radiator, built in storage cupboard.

OUTSIDE

Lovely riverside gardens 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.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC



MISDESCRIPTIONS ACT 1967

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