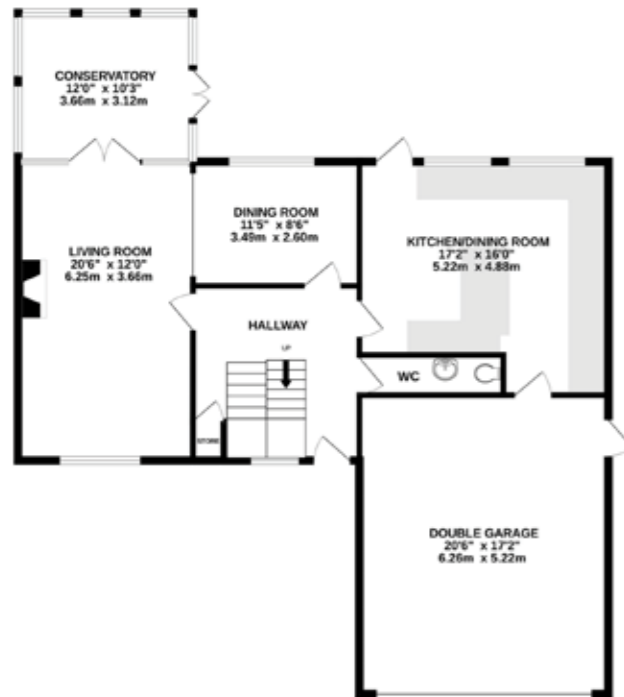


**31 BOLLIN GROVE**

Prestbury

**£650,000**

**GROUND FLOOR**  
1223 sq.ft. (113.6 sq.m.) approx.



**1ST FLOOR**  
718 sq.ft. (66.7 sq.m.) approx.



TOTAL FLOOR AREA : 1941 sq.ft. (180.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Miroplan ©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

gascoignehalman.co.uk



**GASCOIGNE HALMAN**

Occupying a prime position in the centre of Prestbury Village and measuring close to 2,000 sq ft, this beautifully extended and immaculately presented four-bedroom family home offers a rare opportunity to acquire a spacious and versatile residence.

- IN THE HEART OF PRESTBURY VILLAGE
- FOUR WELL PROPORTIONED BEDROOMS
- NO ONWARD CHAIN
- CLOSE TO 2,000 SQ FT OF HOUSE

- CLOSE TO PRESTBURY PRIMARY SCHOOL
- LANDSCAPED FRONT AND REAR GARDENS
- OFF ROAD PARKING WITH DOUBLE GARAGE

**£650,000**

**31 BOLLIN GROVE**

Prestbury



This superb property is offered to the market with no onward chain. Perfectly placed just moments from the highly regarded Prestbury Primary School, and within easy reach of the village's charming shops, cafes, restaurants, and train station, it combines the best of village life with everyday convenience.

The accommodation comprises of an entrance hallway with a good size cloakroom. A large, bright double aspect lounge and feature fireplace leads through to the generous conservatory. From the lounge, an archway leads to the separate dining room with views over the landscaped gardens. The kitchen is a great size which is well equipped, having integrated appliances, and has been

fitted with oak cupboards.

To the first floor a bright spacious landing gives access to four well proportioned bedrooms, all with fitted wardrobes. The main bedroom overlooks the front and offers an en-suite shower room with a double basin. The first floor also offers a family bathroom with additional storage, loft access for even more storage is available from the landing.

Externally, the home truly shines, with the driveway providing off road parking for two cars and leads to the double garage with an electric door. The rear garden has been thoughtfully landscaped to offer a tranquil and private retreat, featuring a blend of paved patio areas perfect for outdoor dining, well-maintained lawns, and mature planting that adds color

and character throughout the seasons. The front garden also mirrors this care, creating an attractive approach to the property.

**LOCATION**

The historical 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 & Prestbury Golf Club 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 BC - Council Tax Band: F

**VIEWING**

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



gascoignealman.co.uk

**GASCOIGNE HALMAN**