



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# Hawthorn Lodge, 26A Bollin Grove

## Prestbury, Cheshire, SK10 4DR

A bespoke beautifully presented detached two bedroom bungalow enjoying high quality fixtures and fittings throughout, occupying an idyllic central village location, with lovely views over the River Bollin

Offers over £425,000

Constructed of brick with an oak framed facade, this detached two bedroomed bungalow offers the discerning purchaser a fabulous opportunity to acquire a property with well balanced accommodation in the centre of Prestbury village. In brief the accommodation comprises: Entrance porch, 18ft lounge/dining room, superb contemporary kitchen with high gloss and glazed units, with granite worktops and built-in appliances, separate utility/boiler room, inner vestibule allowing access to two double bedrooms, both with fitted wardrobes and a well appointed contemporary bathroom. The property has a comprehensive combination gas fired central heating system, combining radiators in the bedrooms with underfloor heating in the reception rooms, kitchen and bathroom.

A special mentions must be made of the fantastic open views from the majority of the rooms, across an open woodland backdrop and the River Bollin.

The gardens are a real credit to Hawthorn Lodge, enjoying large maintenance free flower beds and a fantastic raised decking, taking full advantage of the views and providing excellent Summer entertainment facilities. There is a gravel hard-standing area to the front of the property, providing parking for a number of vehicles and a pathway around the property.

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 30 minutes drive of the property.

### **DIRECTIONS**

From our Prestbury office proceed past St Peter's Church, turning left into Bollin Grove, where the property can be found on the left hand side.

### **ACCOMMODATION**

#### **ENTRANCE HALLWAY**

Floor to ceiling meter cupboard with storage shelving, tiled floor with underfloor heating, spotlights

#### **LOUNGE/DINING ROOM 18'10 x 14'2 (5.74m x 4.32m)**

With feature contemporary limestone fireplace with Living Flame gas fire, solid oak flooring with underfloor heating, windows to the front and side elevations taking advantage of the views over the River Bollin, glazed side door to the patio and decking area. Access to boarded loft space. Opening to:

### **Tenure**

Interested purchasers should seek clarification of this from their Solicitor.

### **Viewings**

Strictly by appointment through the Agents

### **Possession**

Vacant possession upon completion



#### KITCHEN AREA 10'8 x 7'2 (3.25m x 2.18m)

With comprehensive range of base cupboards, drawers and contrasting granite work surfaces with granite up-stands and contrasting tiles, range of frosted glazed and matching wall units, incorporating a Bosch single oven with 4 ring electric induction hob with Hotpoint extractor hood, Bosch fitted microwave, fitted dishwasher, fridge, 1½ stainless steel sink unit with chrome mixer tap, window to side elevation, solid oak flooring with underfloor heating, ceiling spotlights

#### UTILITY 6'6 x 4'10 (1.98m x 1.47m)

With range of floor to ceiling fitted cupboards with wall mounted cupboards, formica work surface, space for washing machine and fridge or freezer

#### INNER VESTIBULE

With oak flooring and underfloor heating, spotlights. Allowing access to both bedrooms and bathroom.

#### BEDROOM 1 10'8 x 9'6 (plus wardrobe recess) (3.25m x 2.90m (plus wardrobe recess))

With excellent range of oak effect, part mirrored sliding wardrobes with hanging and shelving, radiator, ceiling spotlights, double aspect views over River Bollin

#### BEDROOM 2 13'6 x 8'1 (overall) (4.11m x 2.46m (overall))

With fitted wardrobe with mirrored doors, radiator, ceiling spotlights

#### BATHROOM/WC 10'1 x 8'9 (into shower cubicle) (3.07m x 2.67m (into shower cubicle))

Well appointed bathroom with fitted bath and chrome mixer tap and separate chrome attachment, all part tiled, vanity wash hand basin with chrome mixer tap and fitted cupboard below, mirrored vanity cupboard, fitted contrasting storage unit with cupboards and shelving, low level w.c, chrome heated towel rail, tiled floor with underfloor heating, fully tiled shower cubicle with chrome fittings and glazed door, ceiling spotlights.

#### OUTSIDE

Delightful gardens and decking, as previously mentioned. Ample hard-standing for motor vehicles. Enclosed stone walled bin storage and shale pathway surrounding the property.

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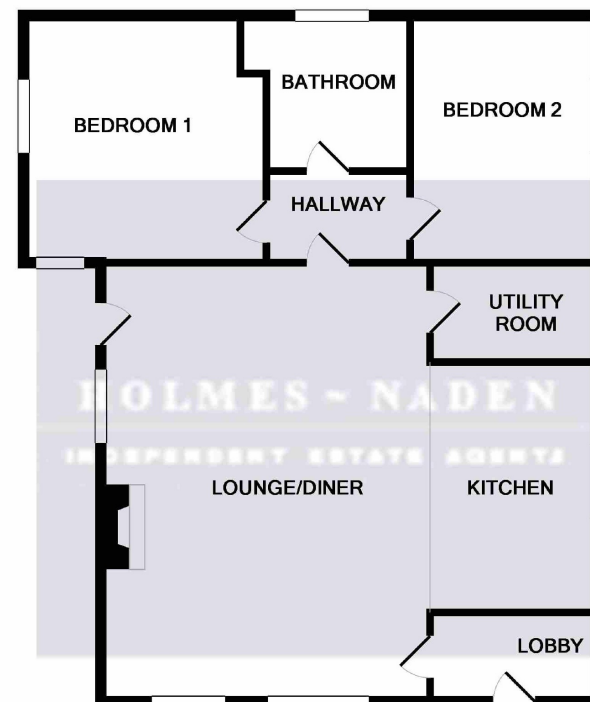
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#### MISDESCRIPTONS ACT 1967

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