

Bollin View Morley Green Road

Wilmslow, Cheshire, SK9 5NU



mosley jarman



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£625,000

GREAT POTENTIAL FOR REDEVELOPMENT INTO 4 BED DETACHED FAMILY HOME.

Bollin View is a well-presented and deceptively spacious two double bedroom detached bungalow, occupying a desirable semi-rural position on the outskirts of Wilmslow. The property enjoys an attractive open aspect to the front, with far-reaching views across green belt countryside, whilst remaining within easy reach of local amenities and transport links. Bollin View is offered for sale with no onward chain and on a freehold basis.

This versatile home also offers excellent potential for redevelopment, with two existing planning permissions in place (Cheshire East references: 25/0252/CLPUD and 24/2254M), allowing for either a ground floor extension to enlarge the footprint of the bungalow or the addition of a further storey to create a 4 bedroom detached family home.

The current accommodation comprises: enclosed porch, entrance hall with fitted cloaks cupboard, spacious L-shaped living and dining room, and a well-appointed kitchen fitted with beech units, a breakfast bar, and integrated appliances. There are two double bedrooms, the principal benefitting from fitted wardrobes, and a modern bathroom featuring tiled floor and walls, bath, walk-in wet shower with glass screen and thermostatic fittings, ladder radiator, and mirror-fronted vanity wall unit.

The property is double glazed and served by oil-fired central heating via a Worcester boiler.

Externally, a driveway provides off-road parking and leads to the attached garage with up-and-over door, light, power, and plumbing for laundry appliances. The private gardens are well maintained to both the front and rear, offering attractive outdoor space.

- Detached Two double bedroom bungalow
- Two existing planning permissions in place (Cheshire East references: 25/0252/CLPUD and 24/2254M)
- Well-tended private front and rear gardens
- EPC grade – E
- No onward chain
- Offers excellent potential for redevelopment
- Spacious 'L' shaped dining/living room
- Semi rural location on the outskirts of Wilmslow
- Council Tax Band – F (Cheshire East)
- Driveway and attached garage



The Location

Wilmslow is a vibrant, sought-after town located in Cheshire, renowned for its blend of scenic beauty, excellent transport links, and a strong sense of community. Known for its high standard of living, Wilmslow offers a variety of shops, restaurants, and local amenities, making it a popular choice for families and professionals alike. The town is surrounded by picturesque countryside, including the nearby Bollin Valley, offering plenty of outdoor recreational opportunities. With its close proximity to Manchester, excellent schools, and easy access to Wilmslow train station, which provides direct routes to London, Wilmslow is a perfect balance of convenience and rural charm. Its attractive combination of lifestyle and location makes it one of the most desirable places to live in the region.

The Grounds & Gardens

There is an attractive open aspect to the front with views over countryside/green belt. A driveway provides off road parking and leads to an attached garage (with up and over door. Light and power and space and plumbing for washing machine and tumble dryer). There are well tended private gardens to the front and rear.

Important Information

Council Tax Band: F

EPC grade: F

Heating - Oil-fired central heating

Mains - Electric, water and septic tank

Property Construction- Brick built with tiled roof

Flood Risk: Very low risk of flooding from rivers & seas. Medium risk of surface water flooding.

Broadband^{**}: Openreach- FTTC (Fibre to the Cabinet). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for Virgin Media, EE & Three^{*}

Mobile Coverage^{**}: Mobile coverage at the property available with all main providers^{*}. Some limited indoor coverage.

Parking: Driveway and garage

Rights of Way & Restrictive Covenants: No

Water Meter - TBC

Freehold

^{*} Information provided by GOV.UK

^{**} Information provided by Ofcom checker.

The information isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

Postcode: **SK9 5NU**

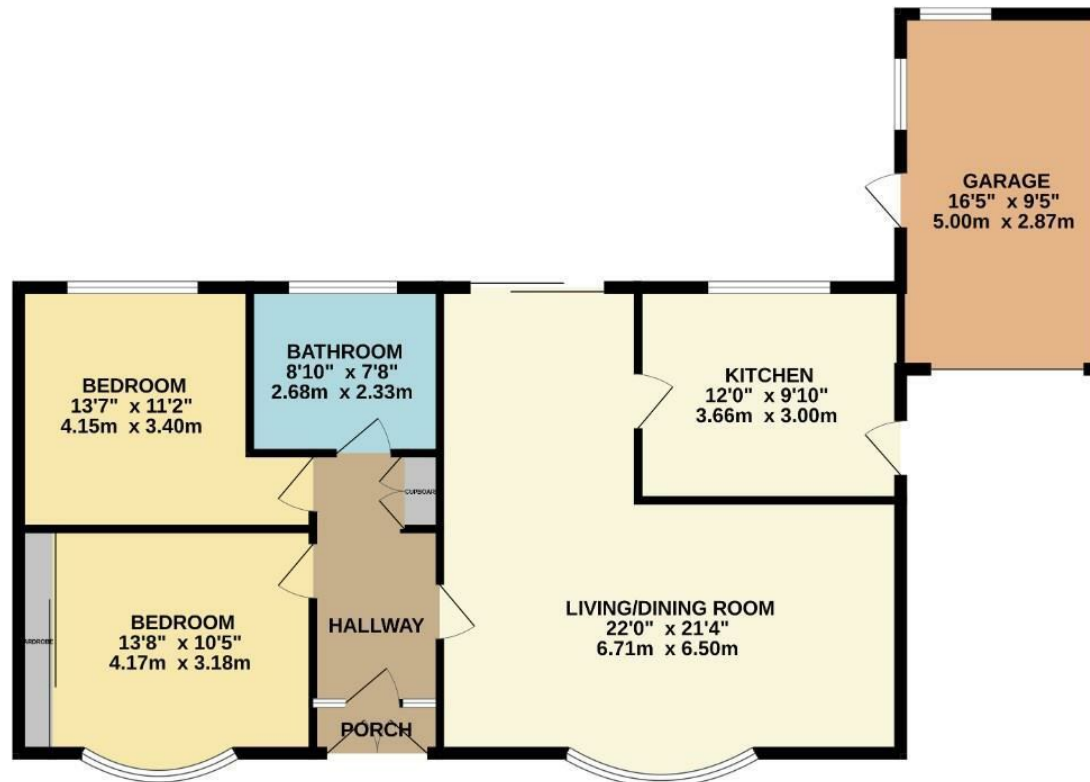
What 3 Words: **ditched.texts.victor**

Council Tax Band: **F**

EPC Rating: **E**

Tenure: **Freehold**

GROUND FLOOR
1046 sq.ft. (97.2 sq.m.) approx.



TOTAL FLOOR AREA : 1046 sq.ft. (97.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.