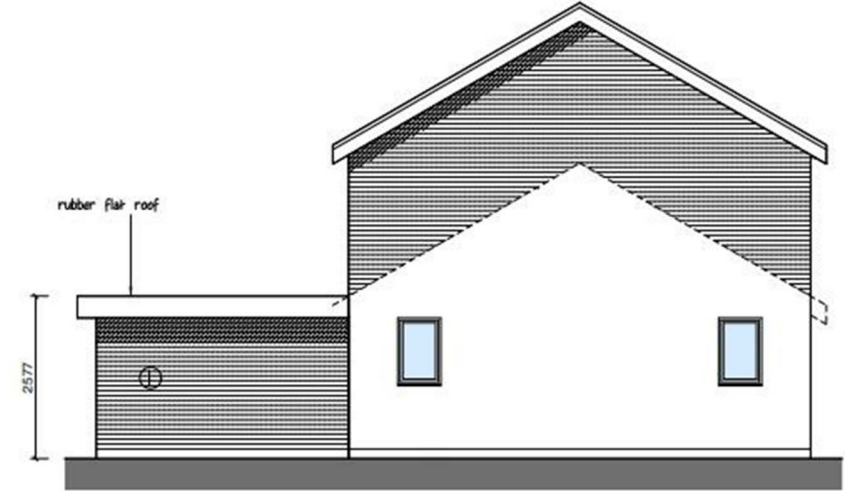




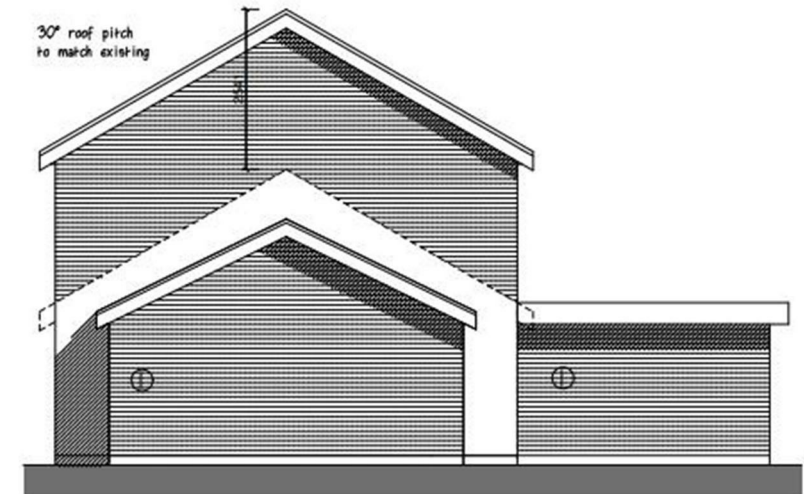
REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION

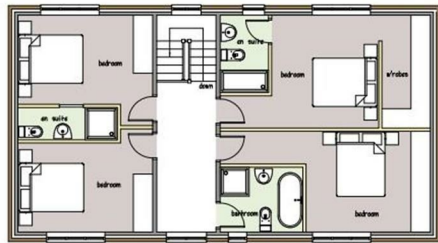


SIDE ELEVATION

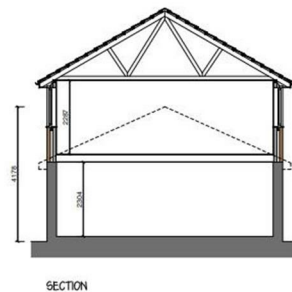
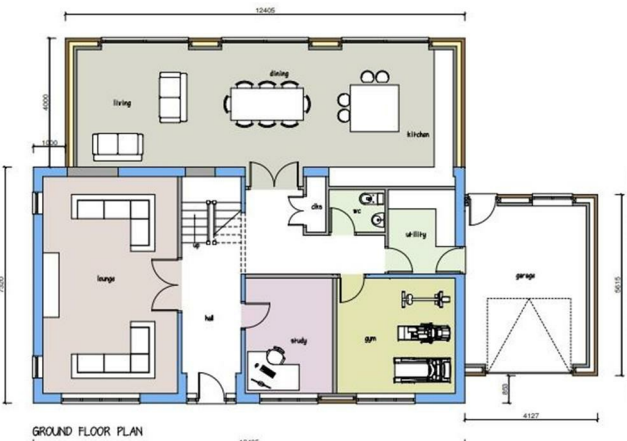
Plot, Bollin View Morley Green Road, Wilmslow, Cheshire, SK9 5NU

£625,000

- Currently a detached Two double bedroom bungalow
- Offers excellent potential for redevelopment
- Two existing planning permissions in place (Cheshire East references: 25/0252/CLPUD and 24/2254M)
- Semi rural location on the outskirts of Wilmslow



FIRST FLOOR PLAN



Plot, Bollin View Morley Green Road, Wilmslow, Cheshire, SK9 5NU

£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 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.

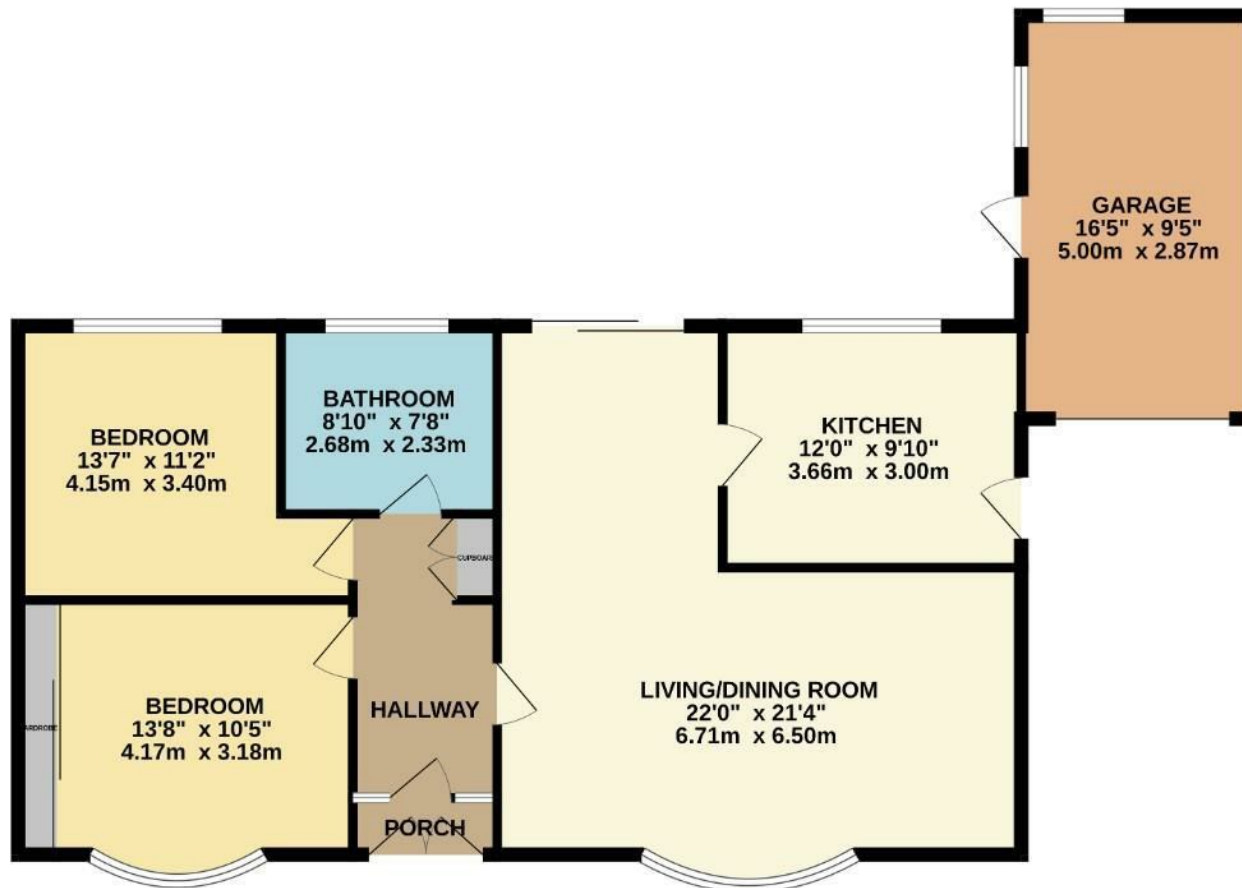
The Grounds & Gardens

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

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 MISDESCRIPTION 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 proeprty are baed on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

