

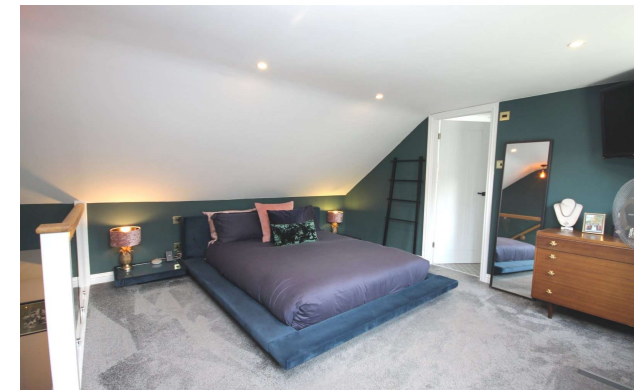


Ollerton
Oaklands Road

Ollerton, WA16 8RP

Oaklands Road

Offers Over £499,950



The Property

This immaculately presented three-bedroom semi-detached property has been much extended and refurbished in recent years to now provide light, spacious and flexible living accommodation in a contemporary style. Particular mention must be made of the large Dining Room extension off the kitchen with Velux windows and French doors to the garden, leading to the Living Room with feature log burner, the stylishly appointed family bathroom as well as the conversion of the loft space to provide stunning master bedroom with dormer windows and en-suite shower room. There is also planning permission granted to further extend to the side of the property over the existing single storey utility (ref 21/3753M) and to reconfigure the existing layout.

Located in an ever-popular semi-rural position on the edge of the village, overlooking open countryside and in close proximity to local towns whilst being ideally located for all major network links to the Northwest and beyond.

Approached through five bar timber gate over a block paved driveway, providing ample parking, leading to the front and side entrance, with open lawned garden and feature planting, all fully retained by mature hedging. The rear generous gardens are a lovely feature of the property, with a southerly, private aspect. Laid to lawn in the main, fully enclosed by well-established hedging and tree giving a high degree of privacy. Stone flagged patio area off the kitchen and timber patio towards the end of the garden provides ideal opportunity for alfresco dining and enjoying the lovely aspect.

Directions

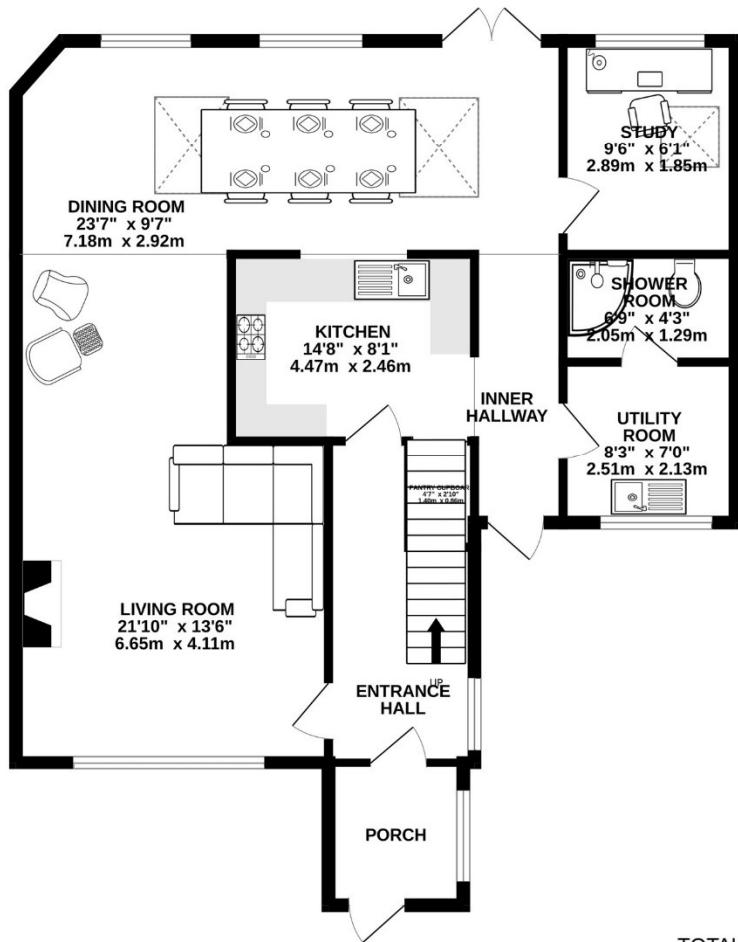
From Knutsford Town Centre head southeast along Chelford Road (A537). Proceed straight past Toft CC and The Lambing Shed for approx 2 miles. After passing The Dun Cow public house turn left onto Marthall Lane and take the first left-hand turn on to Oaklands Road where the property will soon be seen.

- An immaculately presented semi-detached property
- Superb spacious & flexible living accommodation
- Lovely quiet cul-de-sac aspect
- Fitted kitchen & separate utility room
- Three generous bedrooms
- Three bathrooms (one en-suite)
- Generous garden with lawn, patio & decked areas with Summerhouse, ideal for alfresco dining
- Gated driveway providing off-road parking
- No chain
- PP granted to further extend the property (CE Ref: 21/3753M)

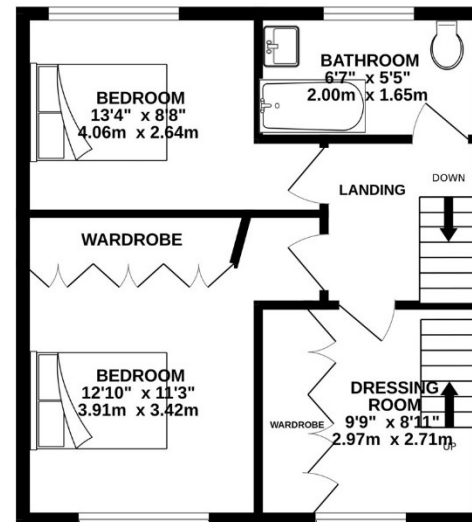
Postcode – WA16 8RP
EPC Rating – D
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band D



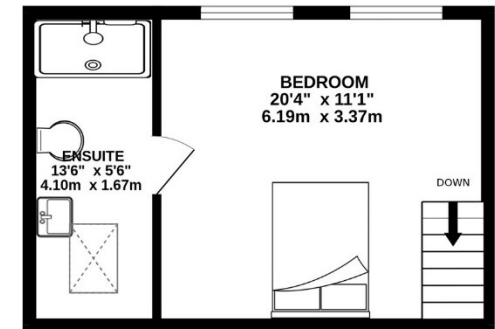
GROUND FLOOR
870 sq.ft. (80.9 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.7 sq.m.) approx.



2ND FLOOR
265 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA : 1563 sq.ft. (145.2 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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103 King Street, Knutsford, Cheshire, WA16 6EQ

01565 654 000

E: info@irlamsestateagents.co.uk

www.irlamsestateagents.co.uk

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