



Lower Peover
Birchwood Drive


IRLAM
of Knutsford



Lower Peover, WA16 9QJ

Birchwood Drive

£425,000



The Property

This superb, spacious semi-detached house has been lovingly extended and now provides generous, flexible and well-presented accommodation throughout. Sitting in an enviable position on a quiet, sought-after road in semi-rural Lower Peover, the property enjoys easy access to Knutsford, Holmes Chapel and beyond, whilst being within a short stroll of the local shop (open 364 days a year) and post office, primary school (rated OFSTED 'outstanding') and country pubs. - the award-winning Bells of Peover lies just a few minutes' walk away. Also on your doorstep are beautiful countryside walks and bike rides. Lower Peover Village also sits on the bus routes to Holmes Chapel, The Grange and Kings schools. The house itself comes well-presented and offers ample living and bedroom space, perfect for couples and families alike. Particular mention must be made of the open-plan kitchen and dining room, with further garden room opening on to the rear.

The property is approached via a front garden laid to lawn and with brick paved driveway providing ample off-road parking for multiple vehicles. To the rear is an enclosed garden laid mainly to lawn and bordered by woodlap fencing. There is also a charming children's park within a short walk.

Directions

From the roundabout in the centre of Knutsford, proceed along the A50 towards Holmes Chapel. Continue for approximately 1 1/3 miles and turn right onto the B5081 signposted Lower Peover and Middlewich. Upon reaching The Crown Inn public house, turn right onto Hulme Lane passing the Country Store and take the next turning on the left onto Birchwood Drive where the property will be found.

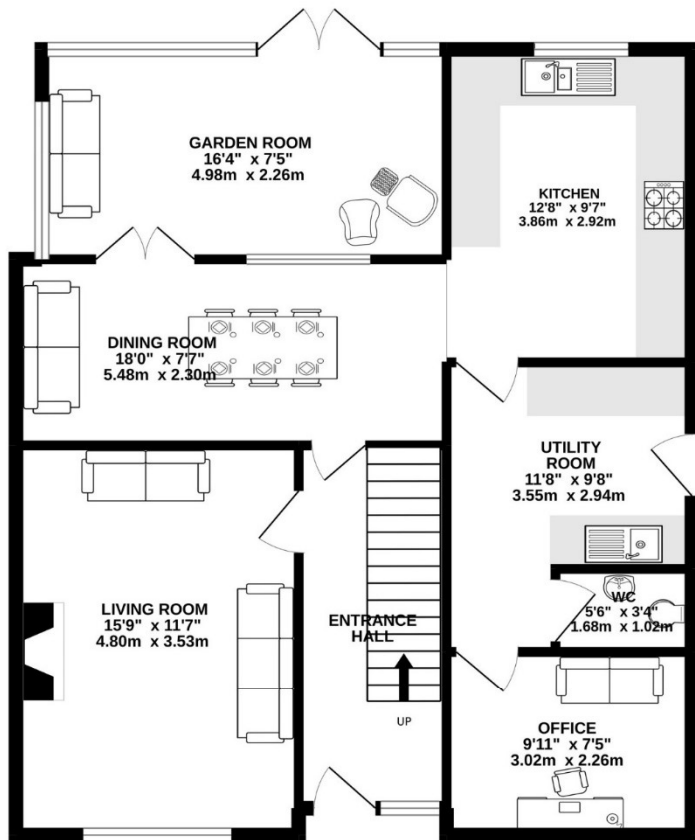


- A charming semi-detached house
- Extended and well-presented
- Generous, flexible living space
- Open-plan dining room and kitchen
- Further study/store room
- Four good-sized bedrooms (en-suite to main)
- Family bathroom
- Driveway parking for multiple vehicles
- Enclosed rear garden

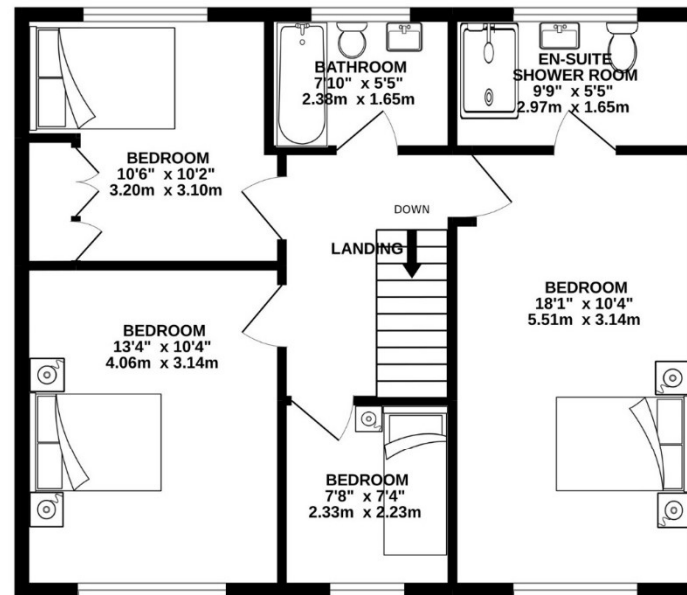
Postcode – WA16 9QJ
EPC Rating – D
Tenure – Leasehold
Local Authority – Cheshire West
Council Tax – Band D



GROUND FLOOR
845 sq.ft. (78.5 sq.m.) approx.



1ST FLOOR
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA : 1481 sq.ft. (137.6 sq.m.) approx.

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