



Snelson  
Mill Lane

  
IRLAMS  
*of Knutsford*



# Snelson, SK11 9BN

## Mill Lane

### £625,000



### The Property

This beautifully presented three-bedroom semi-detached property has been well maintained and improved over the years to now provide light, spacious and flexible living accommodation blending character features and modern convenience. Particular mention must be made of the extended breakfast kitchen and living accommodation to the rear of the property, the refitted family bathroom in a contemporary style as well as the generous room proportions and useful utility room to the rear of the garage. The property also benefits from full planning permission to further extend and remodel to provide a fourth bedroom and large, open plan Living Dining Kitchen to the rear of the property (21/4597M).

Located in a very sought after area with views over adjoining countryside to the front and rear, a short stroll to The Dog public house and many countryside walks whilst being well positioned for all major network links to the Northwest and beyond.

The property is approached through timber five bar gates over a tarmac driveway, providing ample off-road parking, leading to the

front entrance and detached garage with open lawned garden and feature planting, retained by mature hedging. The rear gardens are a lovely feature of the property, being generous in proportions with a private, open aspect over adjoining countryside. Laid to lawn in the main with a range of well stocked borders and mature shrubbery, fully enclosed by timber fencing, established hedging and trees. Large, flagged patio area sweeps around the rear of the property leading to the detached garage, giving fantastic opportunity for alfresco dining and enjoying the beautiful aspect.

### Directions

From Knutsford Town Centre proceed South East along Chelford Road towards Macclesfield and continue for approx. 3½ miles. At the Marthall crossroads turn right onto Snelson Lane. Continue to the end and across the junction with Pepper Street and Chelford Lane on to Mill Lane. After a short distance the property can be found on the left hand side.

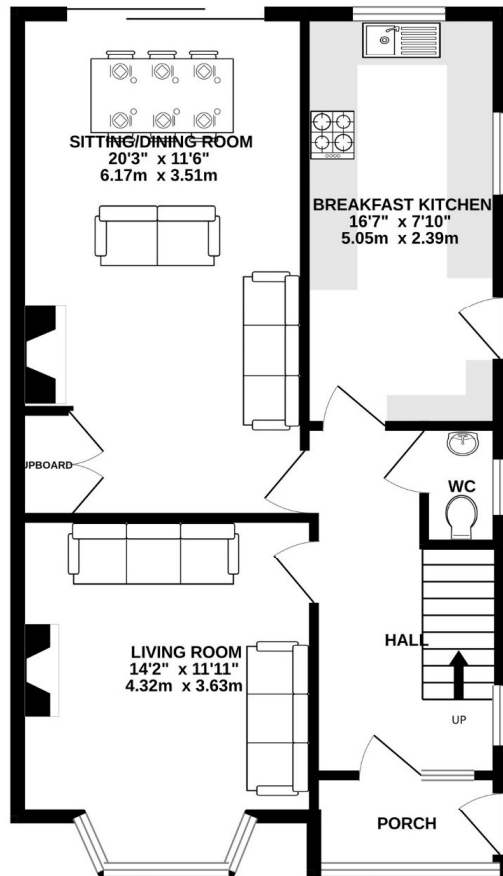
- A beautifully presented semi-detached property
- Situated in a sought after area with views over adjoining countryside to both the front and rear

- Spacious & flexible living accommodation
- Three bedrooms
- Bathroom
- Stunning gardens
- Gated driveway & detached garage with utility

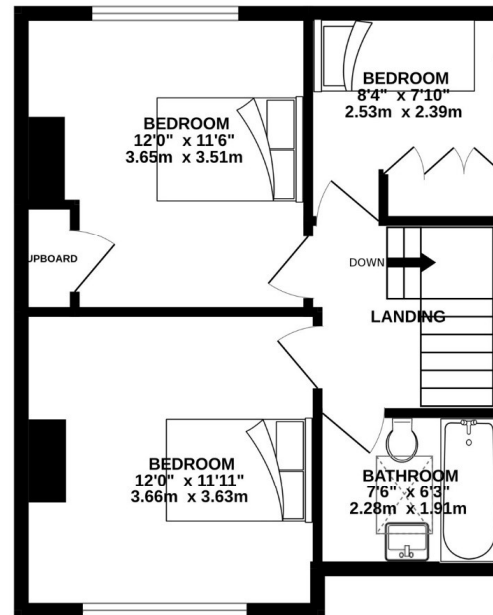
**Postcode** – WA16 8WR  
**EPC Rating** – D  
**Tenure** – Freehold  
**Local Authority** – Cheshire East  
**Council Tax** – Band D



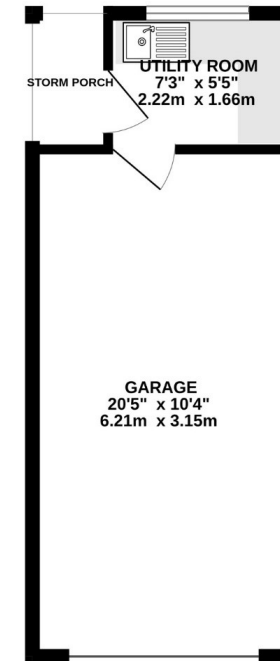
GROUND FLOOR  
642 sq.ft. (59.7 sq.m.) approx.



1ST FLOOR  
442 sq.ft. (41.1 sq.m.) approx.



2ND FLOOR  
267 sq.ft. (24.8 sq.m.) approx.



TOTAL FLOOR AREA : 1352 sq.ft. (125.6 sq.m.) approx.

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