



TO LET

Birchwood Drive, Lower Peover


IRLAMS
of Knutsford

Lower Peover, WA16 9QJ

Birchwood Drive - £1,600 pcm



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)
- Driveway parking for multiple vehicles
- Enclosed rear garden
- Unfurnished
- Available October
- Short Term Let (6 Months)

Postcode - WA16 9QJ

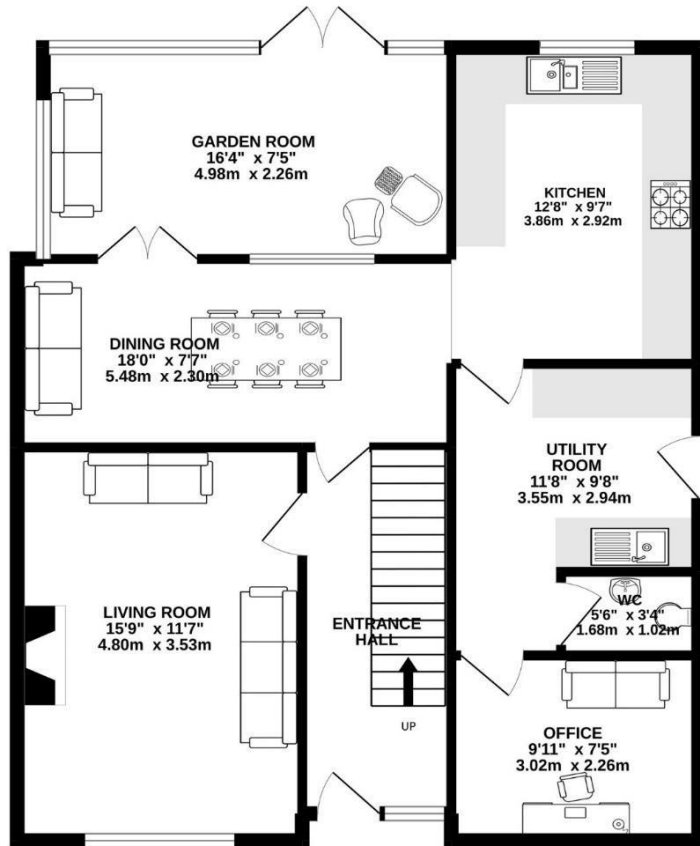
EPC Rating - D

Local Authority - Cheshire West

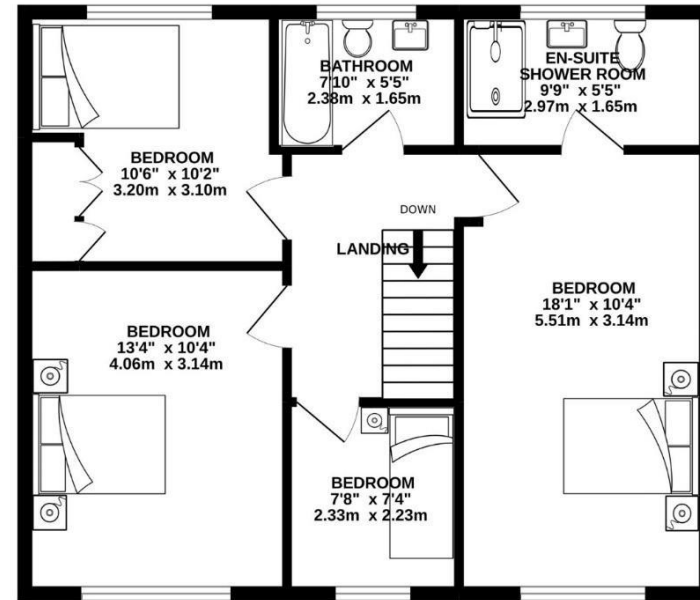
Council Tax - Band D



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.

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.
Made with Metropix ©2022

103 King Street, Knutsford, Cheshire, WA16 6EQ

01565 654 000

E: info@irlamsestateagents.co.uk

www.irlamsestateagents.co.uk

I1021_ Printed by Ravensworth 01670 713330

Irlams (Estate Agents) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- No person in the employment of Irlams (Estate Agents) Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

