



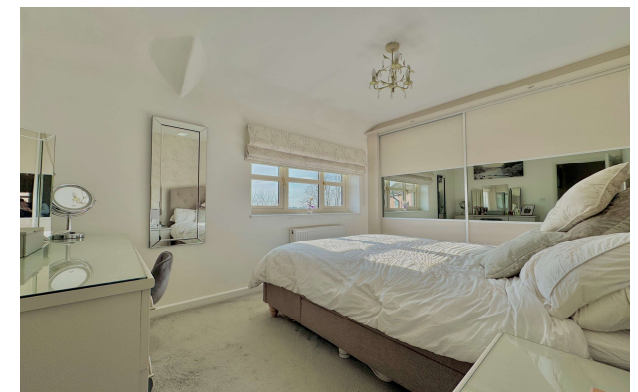
Mere
Oakwood Road



Mere, WA16 0QF

Oakwood Road

Offers Over £425,000



The Property

This beautiful three-bedroom semi-detached family home has been lovingly maintained and improved over the years by the current owners, offering light, spacious and flexible living accommodation within a quiet semi-rural cul-de-sac position. Particular mention must be made of the large garden room accessed off the beautifully appointed kitchen with French doors leading out to the low maintenance, south facing rear garden, the recently re-fitted bathroom suite, spacious bedrooms with fitted wardrobes as well as the fantastic potential to further extend due to the size and nature of the plot (subject to relevant permissions). Located in a sought-after semi rural position with uninterrupted views over adjoining countryside, a short drive to the cosmopolitan town of Knutsford whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached over a flagged path leading to the front entrance. The front gardens are a lovely feature of the property, laid to lawn in the main with a wealth of trees, flower beds fully retained by mature hedging. In addition, there is ample off-road parking via a gravel drive to the left hand side of the property. To the rear is a large, decked seating area off the garden room, ideal for alfresco dining and enjoying the views, enclosed by mature trees and hedging with a wide variety of plants and foliage. There is also a paved patio area accessed from the utility room as well as a feature pond stocked with beautiful koi carp enhancing the tranquil feel of the garden.

Directions

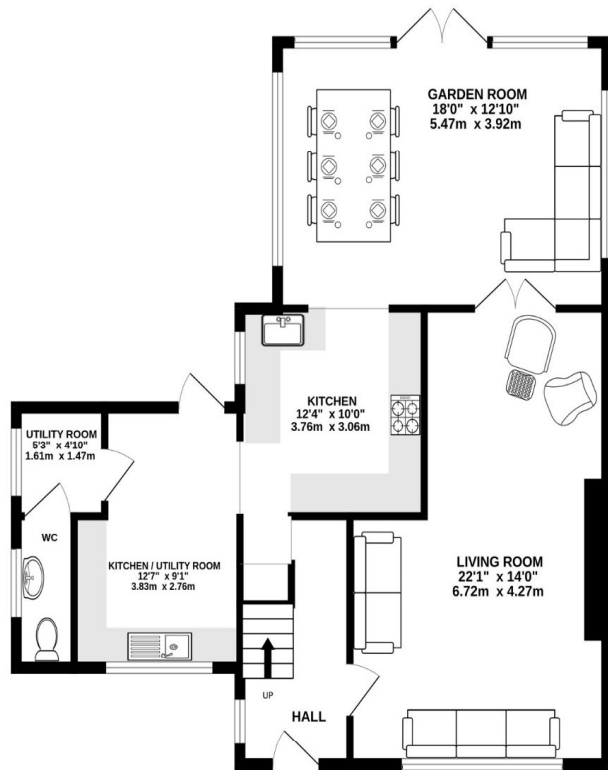
From Knutsford Town Centre proceed along Manchester Road (A50) for approximately three miles passing Cottons Hotel & Spa & Mere Golf & Country Club. At the roundabout in Mere take the second exit and turn left into Hoo Green Lane. Turn left into Oakwood Road where the property will soon be seen.

- Beautifully presented semi-detached property situated in a lovely semi-rural location
- Spacious & flexible living accommodation
- Breakfast kitchen with integrated appliances & separate utility room
- Cloakroom/Downstairs WC
- Three generous bedrooms
- Converted loft room/occasional bedroom
- South facing garden
- Off road parking

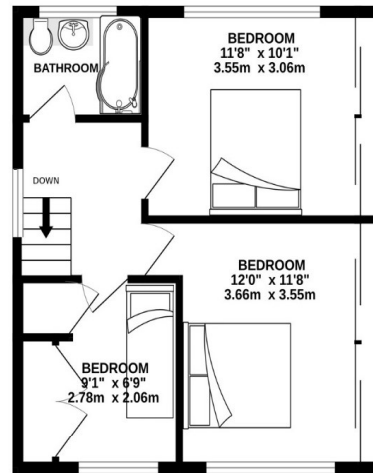
Postcode – WA16 0QF
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band C
EPC - TBC



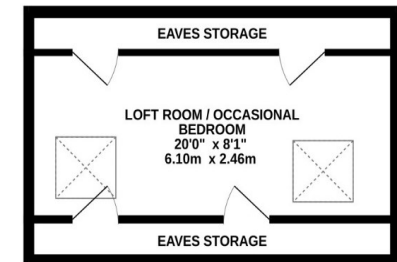
GROUND FLOOR
817 sq.ft. (75.9 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



2ND FLOOR
241 sq.ft. (22.4 sq.m.) approx.



TOTAL FLOOR AREA : 1499 sq.ft. (139.3 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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