



Beautiful Traditional Semi Detached Property

Four Well Proportioned Bedrooms

Contemporary Family Bathroom

**Superb Open Plan Kitchen Dining/Family
Room**

Stylish Ground Floor Shower Room



Introduction

A fabulous opportunity to acquire this spacious, traditional style four-bedroom semi-detached family home set on a most enviable plot in a great setting, enjoying a non-estate location on Marthall Lane within the sought after Cheshire village of Ollerton. Having been extended and refurbished to offer accommodation with today's modern open plan living in mind, the property tour starts with the entrance porch, perfect for coats and shoes, leading to the welcoming entrance hallway giving access to most principal rooms. The substantial lounge is situated at the front aspect and boasts a central chimney breast home to a feature cast iron log burning stove, giving the room a main focal point, whilst the second versatile reception room is perfect for a study/playroom. The heart of any home is the kitchen, this will not disappoint having been extended to create superb open plan family dining kitchen with further living area, perfect for today's modern living. Occupying the whole of the rear aspect to enjoy a view over the extremely private rear garden and enjoying smart bi-fold doors, the kitchen delivers an extensive range of smart cream shaker style units with several integrated appliances, with contrasting butcher block style work tops flowing round, incorporating a breakfast bar, for more informal dining. The kitchen, which sits seamlessly open plan to the dining area and the substantial family living area, is ideal for entertaining and a growing family. The ground floor is completed with a sizable utility room, and the useful addition of a stylish ground floor shower room. To the first floor there are four generous bedrooms which are all serviced by an extensive four-piece family bathroom. Externally: This attractive property is set back in the plot providing ample private off-road parking to the front elevation with a mainly laid to lawn garden to one side. The pretty rear garden, which offers a high degree of privacy with a canopy of trees to the rear, is ideal for the growing family and keen gardener alike, being mainly laid to lawn with a range of shrubs to one side, along with a generous patio area for Alfresco dining, or to enjoy this lovely garden.

EPC Rating C

Council Tax – D – Cheshire East

Tenure - Freehold

ACCOMMODATION

Entrance Porch

The attractive front entrance door leads to the entrance porch with courtesy side windows and is ideal for coats and shoes, with a smart oak style door giving access to the entrance hallway. The oak style doors continue throughout the property.

Entrance Hallway

A welcoming start to the tour, the spacious hallway gives access to both reception rooms and the open plan kitchen dining/family area. Completed with stairs ascending to the first floor.

Study/Playroom 6' 8" x 6' 6" (2.03m x 1.98m)

A most versatile room located to the front aspect, perfect for home office or a play room.

Open Plan Kitchen Dining 25' 8" max x 11' 11" max (7.82m x 3.63m)

Perfect for today's modern living this superb, open plan living, family room, kitchen and dining area occupies the whole of the rear aspect of the property, having been remodelled/extended by the current owners. This room delivers a fabulous kitchen, ample space for large dining table within the dining area with the wonderful addition of a family seating area. The kitchen offers a comprehensive range of shaker style cream wall, drawer and base level units delivering storage in abundance. Contrasting butcher block effect worksurface flows around to provide ample preparation space and incorporates a breakfast bar, ideal for more relaxed dining. The inset one and half single drainer sink unit with chrome mixer tapware sits below a window overlooking the pretty rear garden. Several high quality appliances include: Two John Lewis double ovens and grill, a four ring electric hob which sits below the chimney style extractor fan, an integrated Bosch dishwasher and smart wine cooler. The dining area boasts bi-fold doors opening to the rear garden, ideal for entertaining and three Velux skylights above allow natural light to flow through. This lovely open space is completed with a family area which gives access to the utility room.

Lounge 22' 1" max x 13' 6" max (6.73m x 4.11m)

A substantial lounge, occupying almost one side of the property and giving access through to the dining area. The central chimney breast gives the room a main focal point with inset feature gas fire log burner, perfect for those cosy evenings.

Family Area 9' 3" x 10' 6" (2.82m x 3.20m)

Sitting seamlessly open plan, a versatile space. A useful understairs storage cupboard provided further storage and access is given through to the utility room.

Utility Room 6' 5" x 6' 6" (1.95m x 1.98m)

The utility room offers continuation of the cream shaker style wall units and contrasting work tops housing a single drainer sink unit, with space for white goods. Home to the gas central heating boiler. Completed with stylish tiled flooring and access to the side aspect and ground floor shower room.

Ground Floor Shower Room 5' 5" x 6' 5" (1.65m x 1.95m)

A fabulous, contemporary three-piece shower room comprising: Quadrant step in shower unit housing a mains mixer shower, low level WC and smart oval hand wash basin sat on a floating shelf with chrome mixer tapware. Completed with wall mounted heated towel rail, stylish tiled walls and matching tiled flooring.

First Floor

First Floor Landing

Giving access to all four bedrooms and the family bathroom.

Master Bedroom 13' 0" x 11' 1" (3.96m x 3.38m)

A generous master bedroom sitting to the front of the property, with ample room for bedroom furniture if required. This lovely bright room is completed with wood flooring.

Bedroom Two 8' 8" x 13' 4" (2.64m x 4.06m)

Located to the rear aspect, a second double bedroom with ample room for bedroom furniture. Completed with smart wood flooring.

Bedroom Three 15' 1" x 6' 8" (4.59m x 2.03m)

Occupying one side aspect of the property with a window to the front aspect, the third double bedroom comes complete with attractive wood flooring.

Bedroom Four

Located to the front aspect, a good-sized bedroom with a useful over stairs storage cupboard.



Family Bathroom 5' 5" x 14' 1" (1.65m x 4.29m)

An impressive family bathroom with a matching white four-piece suite comprising: Panelled bath with central chrome mixer waterfall tapware, a triple mains mixer shower unit boasting dual shower heads, one being a fixed rainfall style shower head and the second a traditional raiser shower, low-level WC and pedestal hand wash basin with waterfall chrome mixer tapware.

Externally

Set back from the road within a hedgerow boundary providing ample off road parking with a sizeable tandem driveway, with the front garden being mainly laid to lawn. A pathway leads to the main front entrance. The rear garden, which offers a high degree of privacy with a canopy of trees to the rear, is ideal for the growing family and keen gardener alike, being mainly laid to lawn with a range of shrubs to one side, with a generous patio area for Alfresco dining, or to enjoy this lovely garden.



Location

Ollerton is a village in the Borough of Cheshire East and the ceremonial county of Cheshire, sitting just southeast of the town of Knutsford. Surrounded by some of Cheshire's finest countryside, giving you a lovely semi-rural feel.

Ollerton is close to excellent transport links, with a bus stop in walking distance and for the commuter access to the nearby Northwest motorway network is easily available at Knutsford Junction 19, with Knutsford also providing a mainline train station. Manchester International Airport is also within easy reach.

Tenure

We have been informed the property is Freehold.

Correct at the time of listing.

We recommend you check these details with your Solicitor/Conveyancer

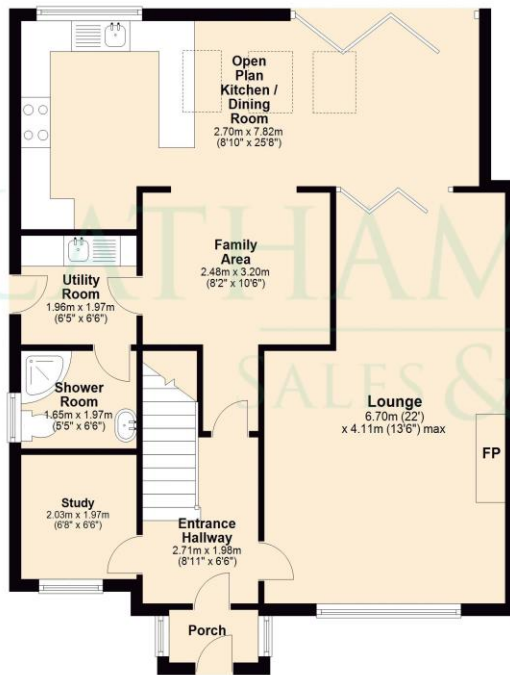


Directions

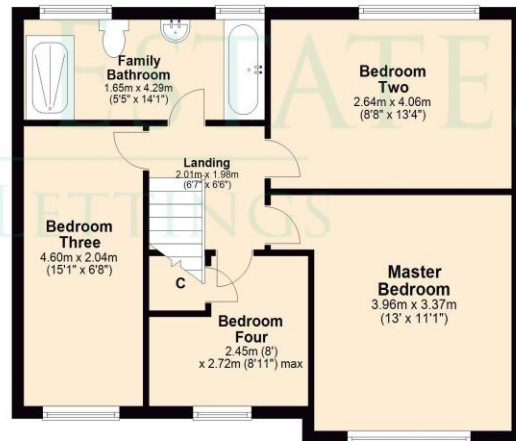
From our office 16 The Square, Holmes Chapel. CW4 7AB, travel north on the A50, which leads towards Knutsford. Before you reach Knutsford, take a right turning onto Seven Sisters Lane and continue along until to you get to Ollerton and reach a crossroad. Continue straight across onto Marthall lane where the property can be found on the left hand side, easily identified by our Latham Estates To Let Board.
Post Code; WA16 8RW Viewing Strictly by Appointment



Ground Floor



First Floor



All Measurements are approximate. Not to scale. Created for illustrated purposes only. Created on PlanUp 2016 for Latham Estates Sales & Lettings
Plan produced using PlanUp.

IMPORTANT NOTE TO PURCHASERS: Please Note: Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas are approximate as have been taken as a guide or supplied by the vendor and therefore cannot be used to form any part of a contract and/or as fact. Fixtures, fittings and other items are **NOT** included unless specified in these details. Please note that any services, heating systems or appliances have **NOT** been tested and no warranty can be given as to their working order.

Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017

Purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.