

Princess Road
Allostock
Guide Price £330,000



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.

Princess Road

Knutsford

INTRODUCTION

A Fantastic Renovation Opportunity – Detached Three-Bedroom Bungalow on a Generous Plot A fabulous opportunity to acquire this spacious three-bedroom, two-reception room detached bungalow, ideally suited for those looking to modernise and add their own style and design to a property. Set on a generous plot with mature gardens to both the front and rear, this property offers deceptively spacious accommodation and is priced to reflect the potential for improvement. Positioned on the well-regarded Princess Road, surrounded by other beautifully maintained bungalows, the property is offered for sale with no onward chain, making it an ideal prospect for buyers keen to take on a rewarding renovation project. The welcoming and generous hallway provides access to most rooms. The three bedrooms—two doubles and a good-sized single—are located to the front aspect and are served by a three-piece shower room. The main reception rooms are positioned to the rear of the bungalow, offering excellent potential to create a wonderful living and entertaining space. The spacious lounge overlooks the rear garden and awaits your own personal specification, while the separate dining room leads to a good size kitchen—both rooms offering scope for redesign and modernisation. A large conservatory enjoys views over the rear garden and completes the main accommodation. Externally, the front garden features a central lawn with mature shrubs and trees, and although in need of some attention, presents an attractive frontage. A private driveway to the side provides off-road parking and leads to an attached garage. The impressive rear garden enjoys a high degree of privacy, and awaits the attention of a keen gardener, with a greenhouse. Access is gained to both to the rear of the garage, and a separate gardener’s WC. This is a rare opportunity to create a truly special home in a desirable location. Viewing is highly recommended for those looking for a property with potential and a chance to put their own stamp on this well-proportioned detached bungalow.

Offered For sale with No Seller Chain involved.

EPC Rating – F
Council Tax – D – Cheshire West
Tenure - Freehold

ENTRANCE PORCH

HALLWAY 10' 6" x 5' 2" (3.20m x 1.57m)	CONSERVATORY 9' 0" x 15' 6" (2.74m x 4.72m)	SHOWER ROOM 5' 11" x 8' 3" (1.80m x 2.51m)
LOUNGE 11' 10" x 16' 1" (3.60m x 4.90m)	BEDROOM ONE 12' 2" x 11' 2" Maximum (3.71m x 3.40m)	GARAGE 17' 1" x 9' 1" (5.20m x 2.77m)
DINING ROOM 11' 10" x 8' 10" (3.60m x 2.69m)	BEDROOM TWO 8' 8" x 11' 11" (2.64m x 3.63m)	GARDENER WC 2' 10" x 6' 1" (0.86m x 1.85m)
KITCHEN 8' 10" x 12' 5" (2.69m x 3.78m)	BEDROOM THREE 8' 6" x 7' 1" (2.59m x 2.16m)	

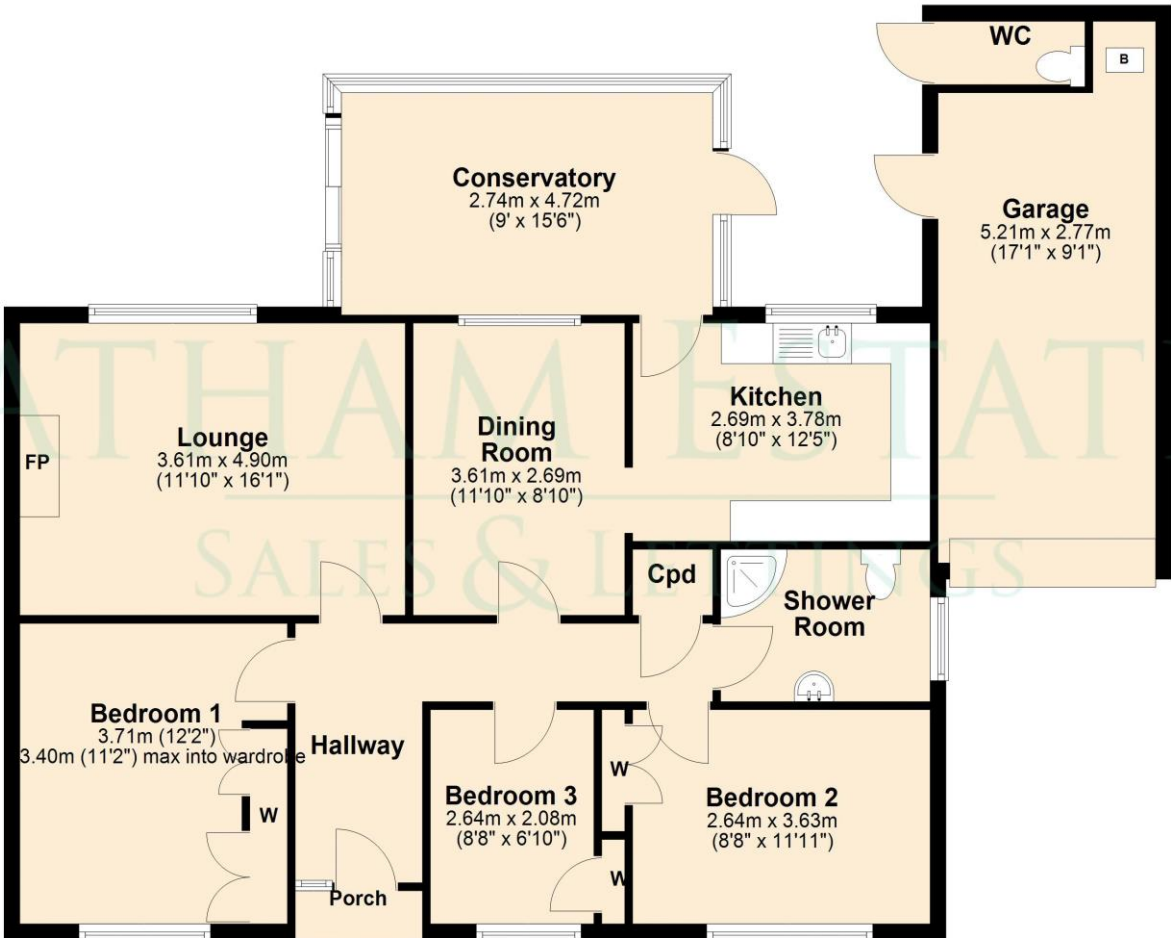
Directions

From our office 16 The Square, Holmes Chapel. CW4 7AB proceed north on the A50 in the direction of Knutsford. At the mini roundabouts take the second exit, along Knutsford road, continue through cranage. Shortly after Boundary water park on the left hand side, take the first left hand turn onto Wash Lane, carry on along, taking the first right onto Princess Road. The bungalow can be found on the left hand side. Easily identified by our Latham Estates For Sale board. Post Code: WA16 9LQ. Viewing Strictly by Appointment

Location

The property is located in the charming semi-rural hamlet of Allostock, surrounded by the beautiful Cheshire countryside. While enjoying a peaceful setting, it is by no means isolated. Ideally positioned between the popular village of Holmes Chapel and the historic market town of Knutsford, the property benefits from excellent road connections to both. The North West motorway network is easily accessible via the M6 at Junctions 18 and 19, making it ideal for commuters. For rail travel, nearby stations at Goostrey, Holmes Chapel, and Knutsford provide convenient links to Manchester, Crewe, and Manchester Airport. Nature lovers will enjoy the close proximity to Shakeley Mere, a local beauty spot perfect for scenic countryside walks. The surrounding area also offers a wealth of leisure and sporting facilities, including local leisure centres, private sports clubs, golf courses, and equestrian centres, all within a short drive. Families are well served by education, with access to outstanding primary schools in Holmes Chapel, and secondary education available at comprehensive schools in Holmes Chapel and Knutsford (subject to usual application and acceptance procedures).

Floor Plan



This plan in NOT to scale. All measurements are approximate only. Created for illustrated purposes only. 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.

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