



Immaculate Three Bedroom Semi Detached

Smart Ground Floor Bathroom

Fabulous Semi-Rural Location

Fabulous Open Plan Dining Kitchen

Generous Utility Room

Ample Parking & Gardens



Introduction

Ready to View NOW !!! A beautifully presented and extended three-bedroom semi-detached home, offering bright, spacious accommodation throughout. Set in a delightful semi-rural location, the property has been thoughtfully upgraded and extended to create a superb open-plan kitchen/diner with a family area and generous utility room perfect for modern living. Upon entering, a welcoming entrance vestibule leads into the main hallway. The dual-aspect lounge spans one side of the ground floor and features a central log-burning stove, creating a warm and inviting focal point. The heart of the home is the impressive open-plan kitchen/diner, fitted with an extensive range of stylish cashmere-coloured units and a breakfast bar, offering both practical storage and social space. The adjoining family area is bathed in natural light, with French-style doors opening out to the rear garden, ideal for entertaining or relaxing. A smart three-piece family bathroom is also located on the ground floor, along with a spacious separate utility room. Upstairs, there are three well-proportioned bedrooms, each enjoying stunning views over the surrounding Cheshire countryside, with the added bonus of glimpses of the iconic Jodrell Bank telescope. Externally: The property is set back from the road, approached via an extensive block-paved driveway offering ample off-road parking. The front garden is mainly laid to lawn, providing a pleasant green outlook. To the rear, a paved patio offers the perfect spot for outdoor dining, overlooking the lawned garden with gated access to the front and a useful timber garden store.

EPC Rating - E

Council Tax Band – D - Cheshire West & Chester

A Deposit of one month's rent applies £1,450.00

A Reservation Fee of One Weeks Rents applies £334.62 Terms & Conditions Apply Available

Minimum 12 Months

Available Un-Furnished

No Smokers

ACCOMMODATION

Entrance vestibule

With an attractive composite main entrance door and windows to three sides, an ideal space for coats and shoes.

Hallway

Giving access to most ground floor rooms via attractive oak style doors. Completed with stairs ascending to the first floor and eye-catching tiled wood effect flooring.

Lounge 15' 7" x 11' 3" Max into recess (4.75m x 3.43m)

Enjoying a dual aspect to allow natural light to fill the room. The central chimney breast is home to the cast iron log burner with beamed mantel, tiled inset and slate hearth, giving the room a lovely focal point.

Family Bathroom

Delivering a matching three-piece suite to comprise: Double ended panelled bath with central chrome mixer tapware, mains mixer dual head shower, one fixed drencher and a traditional riser shower, along with glass shower screen. Low level WC and pedestal hand wash basin with chrome mixer tapware. Completed with attractive tiled walls, complimented by inset mosaic mirror tiled feature and tiled flooring.

Open Plan Living Kitchen

Dining & Family Area 6' 10" x 10' 1" (2.08m x 3.07m)

A lovely bright space with sitting seamlessly open plan to the kitchen. Double French style doors open to the patio area, with a ceiling skylight light window, all allowing natural light to fill the space. Completed with the continuation of the stylish tiled wood effect flooring and useful understairs shelved cupboard.

Kitchen Area 8' 10" x 15' 8" (2.69m x 4.77m)

A stunning well-planned kitchen delivering an extensive range of "Cashmere" coloured wall, drawer and base units for excellent storage. Contrasting wood effect work surface flows round to give plentiful preparation space, along with being home to the inset one and a half single drainer sink unit with chrome swan neck mixer tapware sits below a window to the front aspect. The useful breakfast bar area divides the zones. Appliances include: four ring Bosch hob with chimney style extractor over and Bosch electric oven below. Under unit integrated fridge and separate freezer along with an integrated dishwasher. The lovely kitchen is completed with metro style splash back tiling, continuation of the attractive tiled flooring and access to the utility room.

Utility Room

Further "Cashmere" coloured wall and base units to match the kitchen give further storage. The inset single drainer sink unit with chrome mixer tapware sits below the window overlooking the rear garden. Completed with the continuation of the smart tiled flooring and access to the garden via the composite rear door.

First Floor Landing

Giving access to the three bedrooms.

Master Bedroom 15' 8" x 8' 9" (4.77m x 2.66m)

A good size main bedroom enjoying a dual aspect to gives views over the stunning Cheshire countryside.

Bedroom Two 7' 0" x 10' 2" (2.13m x 3.10m)

Located to the front aspect, with a smart built-in wardrobe and matching shelving. The over stairs cupboard is home to the LPG gas central heating boiler.



Bedroom Three 8' 2" x 8' 1" (2.49m x 2.46m)

A generous third bedroom, located to the rear aspect with a lovely view over the Cheshire countryside and a glimpse of Jodrell Bank telescope in the distance.

Externally

Set back and elevated from the road, with a substantial block paved driveway to provide ample private off-road parking. The front garden is mainly laid to lawn. The rear garden is mainly laid to lawn with a generous paved patio area, perfect to enjoy the surroundings. Completed with gated access to the front aspect and a useful timber garden store.

Tenant Information

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Location

Nestled in the picturesque semi-rural hamlet of Allstock, this property enjoys a tranquil countryside setting without feeling remote. Surrounded by the rolling landscapes of the Cheshire countryside, it is ideally situated between the thriving village of Holmes Chapel and the historic market town of Knutsford both offering a wealth of amenities. Commuters will appreciate the excellent transport links, with the Northwest motorway network easily accessible via the M6 at Junctions 18 and 19. Rail connections are also close at hand, with nearby stations in Goostrey, Holmes Chapel, and Knutsford providing direct services to Manchester, Crewe, and Manchester Airport. For lovers of the outdoors, Shakeley Mere is just a drive away, a local beauty spot perfect for scenic walks and nature exploration. The surrounding area also boasts a wide range of leisure and sporting facilities, including leisure centres, golf courses, private sports clubs, and equestrian centres.. Families are well served by a selection of highly regarded schools. Outstanding-rated primary schools can be found in Holmes Chapel, while secondary education is available in both Holmes Chapel and Knutsford, subject to the usual admission criteria.

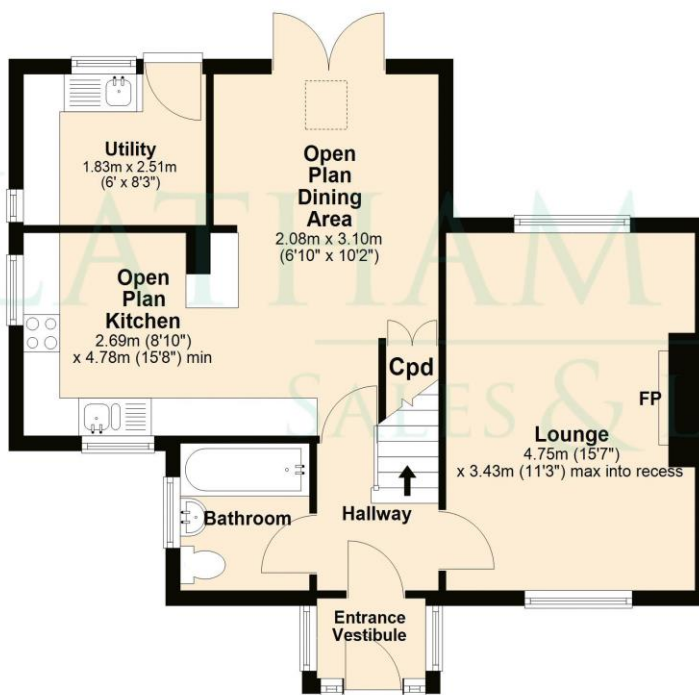


Directions

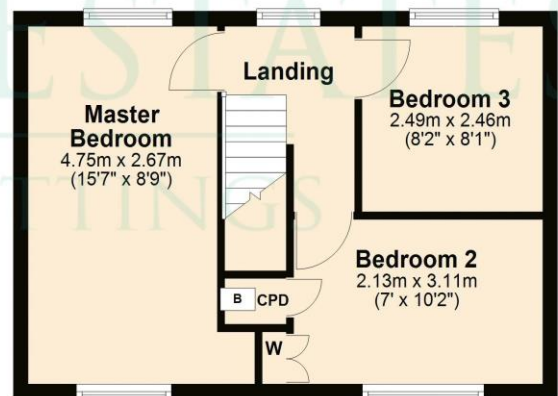
From our office at 16 The Square, Holmes Chapel, CW4 7AB, travel north to the mini roundabouts and proceed straight ahead, continuing along the A50 (Knutsford Road). Continue along for approximately 4 miles (just after Mangoletsi car sales on the left-hand side). Turn left onto Booth Bed Lane. Continue along where the property can be found on the left-hand side. Easily identified by our Latham Estates 'To Let Board'. Post Code: WA16 9NF.
Viewing Strictly by appointment.



Ground Floor



First Floor



This plan is NOT to scale. All measurements are approximate only. Created for illustrated purposes only.
Plan produced using PlanUp.

IMPORTANT NOTE TO TENANTS: 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 Landlord 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

Intending tenants will be asked to produce identification when an application is made.

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