



**GASCOIGNE
HALMAN**

MIDDLEWICH ROAD, ALLOSTOCK

THE AREAS LEADING ESTATE AGENT

An individual and particularly charming semi-detached cottage occupying a pleasant and convenient position opposite the picturesque Shakerley Mere. Due to the extensive plot (0.24 Acres), the property offers superb scope to extend and refurbish to individual taste and design (Subject to planning consent).

This exciting proposition will undoubtedly appeal to a variety of potential buyers, including those requiring a home within close proximity to Knutsford, local towns and villages. Accommodation briefly comprises; Entrance hallway opening into a sitting room/snug, generously proportioned living room with adjoining conservatory, and a fitted breakfast kitchen completes the ground floor. On the first floor there are three bedrooms including a Principal bedroom with En-suite facilities. The remaining bedrooms are served by a family Bathroom. LPG central heating and double glazing.

Externally the property is screened by mature foliage and rendered wall with gate opening to a detached garage with useful utility room beyond. A secure enclosed courtyard garden extends into an impressive large private rear garden with views over the Cheshire countryside.

Individual home, Scope to extend and improve and located opposite Shakerley Mere.

DIRECTIONS

SAT NAV: WA16 9JX

LOCATION

The semi rural hamlet of Allostock is situated next door to the village of Lower Peover and whilst in the country, is by no means isolated, almost equidistant between Knutsford and Holmes Chapel. Most commercial cities in the North West are easily accessed by the M6 and M56 motorway networks along with Manchester International Airport. Rail stations at Knutsford, Goostrey and Holmes Chapel provide commuter links to Manchester. Shakerley Mere is a local beauty spot, providing lovely country walks. For the sports person there are leisure centres in the nearby towns, along with private sporting clubs and notable golf courses all within easy reach. Lower Peover primary school, and Terra Nova school are amongst the numerous schools nearby.

TENURE

Freehold

SERVICES (NOT TESTED)

Mains water and electricity. LPG heating and Private drainage. Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

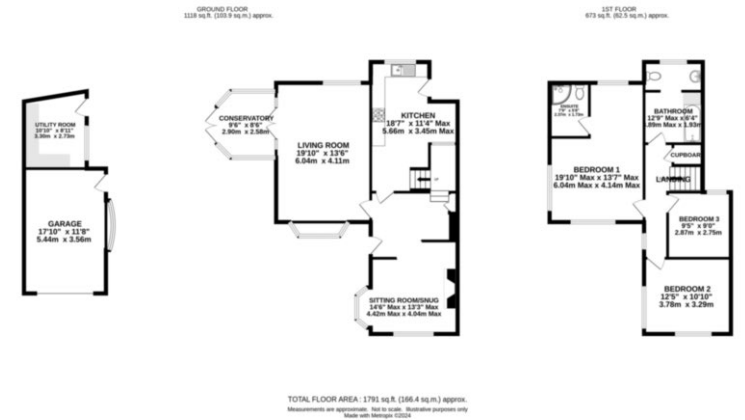
Cheshire West & Chester Council Tax Band G

ENERGY PERFORMANCE RATING

Awaiting EPC

VIEWINGS

Viewing strictly by appointment through the Agents.



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