



**GASCOIGNE  
HALMAN**

CHAPEL ROAD, OLLERTON

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THE AREAS LEADING ESTATE AGENT



## CHAPEL ROAD, OLLERTON

No Chain. A charming three/four-bedroom, two bathroom extended detached bungalow with well-tended gardens, driveway and integral garage. Offering particularly versatile accommodation including a converted loft (no building regulations) will ensure this property appeals to a variety of potential buyers.

A central hallway provides access to versatile living space that comprises; bright and spacious living room, well-appointed fitted breakfast kitchen, utility room, and from here a door opens into an unusual but handy garden room/studio space with access into the garage. The principal bedroom benefits from fitted wardrobes and a generous sized En-suite. The second bedroom also has fitted wardrobes and there is an additional shower-room. Dependant on individual requirements, there are two further bedrooms or spacious reception rooms.

A spiral staircase extends to a generous sized loft space, and whilst not converted to meet with current building regulations, it provides two separate rooms with sizeable eaves storage.

Falling within close proximity of Knutsford and Chelford whilst positioned within a tranquil semi-rural cul de sac, an internal viewing is highly recommended.





### **DIRECTIONS**

SAT NAV: WA16 8RU

### **LOCATION**

The village of Ollerton represents an ideal location for many being within some of Cheshire's finest countryside yet by no means isolated and easy travelling distance of the cosmopolitan town of Knutsford. With the village of Chelford and towns of Alderley Edge and Wilmslow all within easy reach. The nearby Northwest motorway network is close by as is Manchester International Airport. The towns of Knutsford and Chelford both have their own rail stations and provide a regular commuter service. Excellent educational facilities are available in both the state and private sectors and for the sports person there is a leisure centre at Knutsford catering for most indoor sports including swimming. There are also a number of notable golf courses and delightful country walks to be had on the property's doorstep or further at Tatton Park Country Estate.

### **TENURE**

Freehold

### **SERVICES (NOT TESTED)**

Mains water, electricity, and drainage are connected. Oil central heating, services are connected but have not been tested and you are advised to make your own enquiries and/or inspections.

### **LOCAL AUTHORITY**

Cheshire East Council Tax Band: E

### **ENERGY PERFORMANCE RATING**

E

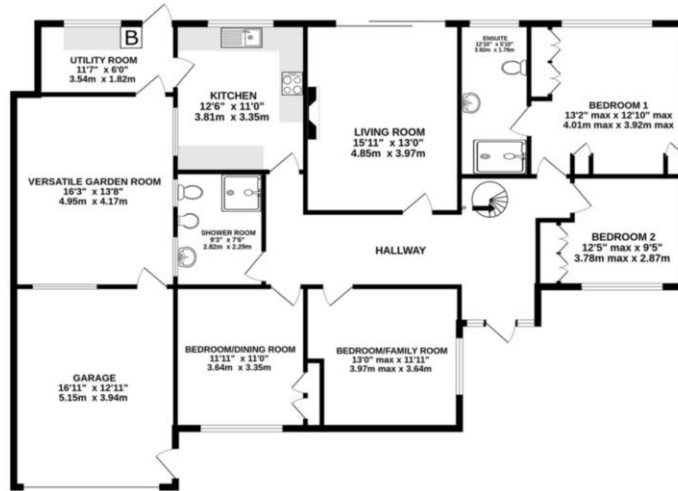
### **TOTAL FLOOR AREA**

2466 SQFT approx

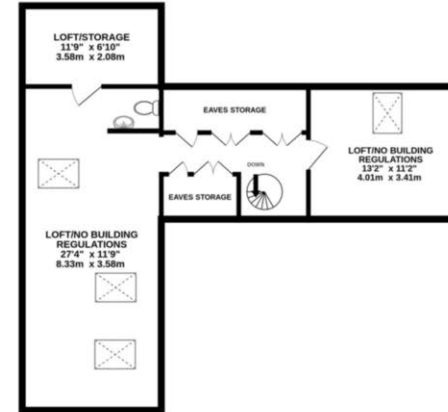
### **VIEWINGS**

Viewing strictly by appointment through the Agents.

GROUND FLOOR  
1780 sq.ft. (165.4 sq.m.) approx.



LOFT (NO BUILDING REGS)  
686 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA: 2466 sq.ft. (229.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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