GASCOIGNE HALMAN

MERESIDE ROAD, MERE, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

MERESIDE ROAD, MERE, KNUTSFORD

£795,000

No Chain - Nestled within one of Cheshire's most sought-after residential districts, positioned between Hale, Altrincham and Knutsford, and home to the renowned Mere Golf Resort, this beautifully proportioned and versatile three/four bedroom, three-bathroom detached residence enjoys a generous driveway, double garage with remote-operated twin doors, and attractive open aspect views across the surrounding countryside.

Set back from highly desirable Mereside Road in an elevated position, the property benefits from lawned gardens, a conservatory and well-balanced accommodation arranged over two floors. Whilst the house has been well maintained over the years, including the recent replacement of the roof in 2024 (10yr guarantee), it also presents buyers with the opportunity to modernise and update to individual taste and design.

The welcoming L-shaped hallway opens through patio doors to a private external patio area. Attractive double doors lead to a generous family/dining room featuring a fireplace and French doors to the rear garden. A bright and spacious dining kitchen with breakfast bar connects directly to the large conservatory, while an inner hallway provides access to a separate living room, a fitted study or fourth bedroom, and a well-appointed shower room with W.C.

To the first floor, the principal bedroom is fitted with wardrobes and benefits from its own en-suite shower room, while the two remaining bedrooms are served by a modern three-piece family bathroom with shower over bath.

Externally, a generous driveway extends to the double garage which has the advantage of direct access into the main residence. Both the front and rear gardens are well stocked and complement the property beautifully, enhancing the appeal of this superbly located home.

DIRECTIONS

SAT NAV: WA16 6QZ

LOCATION

Knutsford is an old market town rich in heritage and brimming with a variety of architectural features, particularly those built in an Italianate Tuscan style by the famous local architect, Richard Harding Watt. Linked by a web of ginnels, cobbles and courtyards, the two main streets are home to a variety of shops ranging from boutiques to large outlets including Waitrose, Booths, Boots and Aldi. Evenings in Knutsford are lively with wine bars, pubs and restaurants catering for most tastes. Knutsford borders some of Cheshire's most beautiful countryside and has the famous Tatton Park Country Estate on its doorstep. There is a Leisure Centre, private sports clubs and notable golf courses close by. Excellent education facilities cater for children in both the state and private sectors. The rail station lies on the Chester to Manchester line and Manchester Airport along with nearby connections to the M6 and M56 makes commuting easy.

TENURE

Freehold

SERVICES (NOT TESTED)

All main 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: G

ENERGY PERFORMANCE RATING

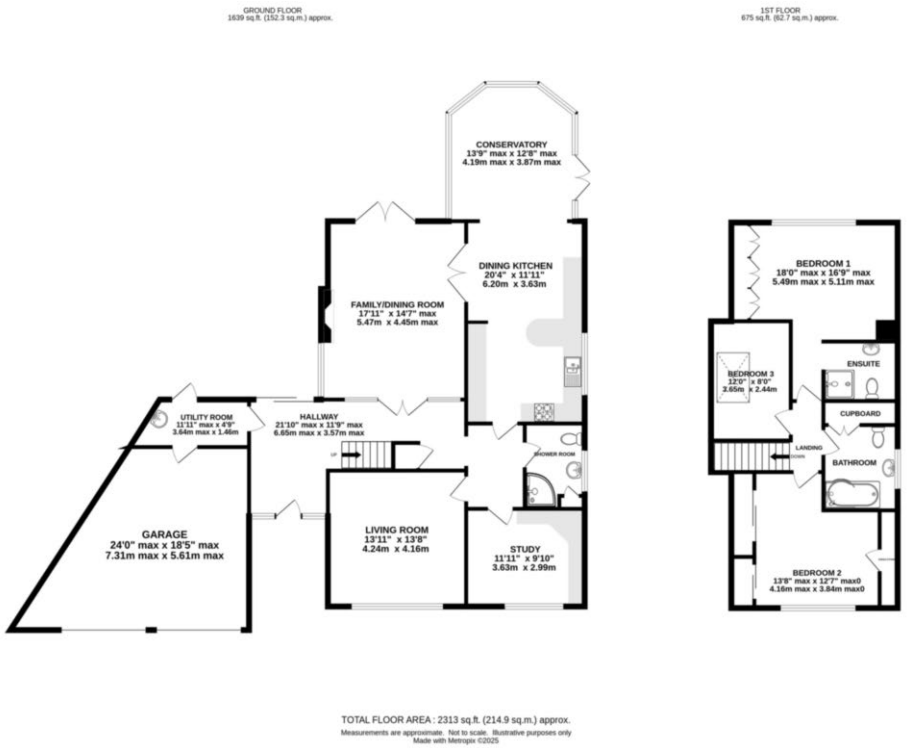
D

TOTAL FLOOR AREA

2313 SQFT approx

VIEWINGS

Viewing strictly by appointment through the Agents.



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