



158 KNUTSFORD ROAD | WILMSLOW

OFFERS OVER £425,000

NO ONWARD CHAIN A superb opportunity to buy this charming semi detached cottage with extensive rear garden and well proportioned accommodation arranged over three floors. The accommodation briefly comprises front sitting room, dining room leading onto the fitted kitchen with adjacent utility area, the lower ground floor offers two further reception rooms or bedrooms 2 and 3 with hallway and shower room/WC, to the first floor there is a master suite with bedroom and adjacent bathroom/WC. Towards the front of the property there is courtyard garden and the driveway continues to the side where gates lead onto the extensive rear gardens which need to be seen to be appreciated. A superb property with much further potential and viewing is highly recommended.

POSTCODE: SK9 6EL

DESCRIPTION

This charming semi detached cottage occupies an enviable position within close proximity to Lindow Primary School and Alderley Edge Golf Club. The property is well maintained throughout but also offers any prospective purchaser the opportunity to re-model and extend to individual taste subject to any relevant permissions being obtained.

The accommodation is well proportioned throughout and is arranged over three floors. Upon entering the property you come into a front sitting room with natural wood flooring and a focal point of a living flame gas fire with decorative tiled insert and marble effect hearth. Off the sitting room is a separate dining room with stairs to both upper and lower floors and with an archway to the fitted kitchen. The kitchen is fitted with a comprehensive range of natural wood units and has the added benefit of a separate adjacent utility area.

To the first floor there is a master suite with double bedroom with fitted wardrobes, drawers and dressing table and with adjacent full bathroom/WC.

To the lower ground floor the accommodation is versatile currently used as a second sitting room and large dining room but could easily be used as 2nd and 3rd double bedrooms. There is also a hallway area with access to the shower room/WC and with door to the side.

Externally there is a courtyard garden to the front and the driveway continues to the side leading to the parking area and gardens to the rear. Immediately to the rear is a patio seating area with extensive lawns beyond which need to be seen to be appreciated.

A superb property and viewing is highly recommended to appreciate the potential on offer.

ACCOMMODATION

GROUND FLOOR

LIVING ROOM

12'7 x 12'6 (3.84m x 3.81m)

Hardwood front door. Natural wood flooring. Living flame gas fire with decorative tiled insert and marble effect hearth. Lead effect PVCu double glazed windows to the front and side. Radiator. Television aerial point. Telephone point. Door to:

BREAKFAST ROOM

12'6 x 8'7 (3.81m x 2.62m)

Ample space for table and chairs. Natural wood flooring. Stairs to first floor and lower ground floor. Lead effect PVCu double glazed window to the side. Telephone point. Radiator. Archway to:

KITCHEN

10'4 x 7'3 (3.15m x 2.21m)

Fitted with a comprehensive range of natural wood fronted units with work surface over incorporating 1 1/2 bowl sink unit with drainer. Integrated oven with separate grill and four ring gas hob with extractor hood over. Integrated dishwasher. Tiled splashback. PVCu double glazed windows to the side and rear. Archway to:

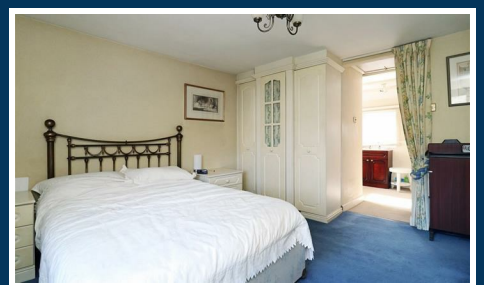
UTILITY ROOM

10'4 x 4'5 (3.15m x 1.35m)

With plumbing for washing machine and space for dryer. Space for fridge freezer.

FIRST FLOOR

PRINCIPAL SUITE



BEDROOM 1

12'7 x 12'6 (3.84m x 3.81m)

Fitted wardrobes, drawers and dressing table. Lead effect PVCu double glazed window to the front. Radiator.

BATHROOM

8'7 x 7'5 (2.62m x 2.26m)

With a suite comprising panelled bath plus vanity wash basin and WC. Lead effect PVCu double glazed windows to the side and rear. Heated towel rail. Fitted storage cupboard. Tiled splashback.

LOWER GROUND FLOOR

HALLWAY

Glass panelled door to the side. Tiled floor. Radiator. Stairs to ground floor.

BEDROOM 2/DINING ROOM

12'6 x 11'7 (3.81m x 3.53m)

With two lead effect PVCu double glazed windows to the side. Recessed fireplace with tiled hearth and timber mantle. Radiator.

BEDROOM 3/SITTING ROOM

12'6 x 10'4 (3.81m x 3.15m)

Lead effect PVCu double glazed double doors to the rear garden. Radiator. Fitted wardrobes.

SHOWER ROOM

6'0 x 5'10 (1.83m x 1.78m)

With shower enclosure. Vanity wash basin and WC. Tiled floor. Opaque PVCu double glazed window to the side. Extractor fan. Radiator.

OUTSIDE

To the front of the property is a courtyard garden. The driveway continues to the side leading to the off road parking. Immediately to the rear is a patio seating area with extensive lawned gardens beyond with well stocked flowerbeds. External water feed.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

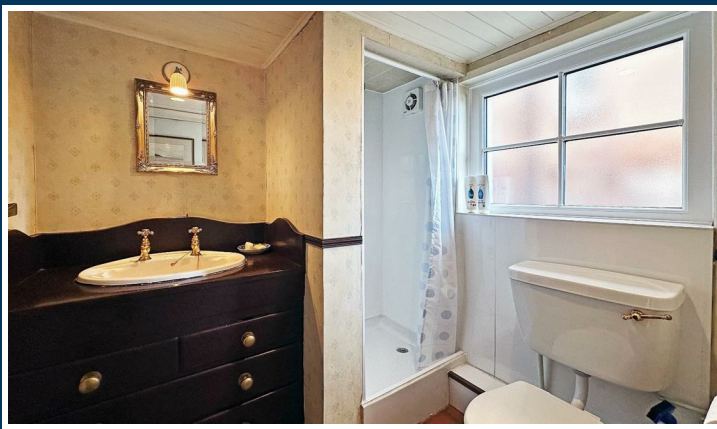
Cheshire East Band "D"

TENURE

We are informed the property is Freehold. This should be verified by your Solicitor.

NOTE

No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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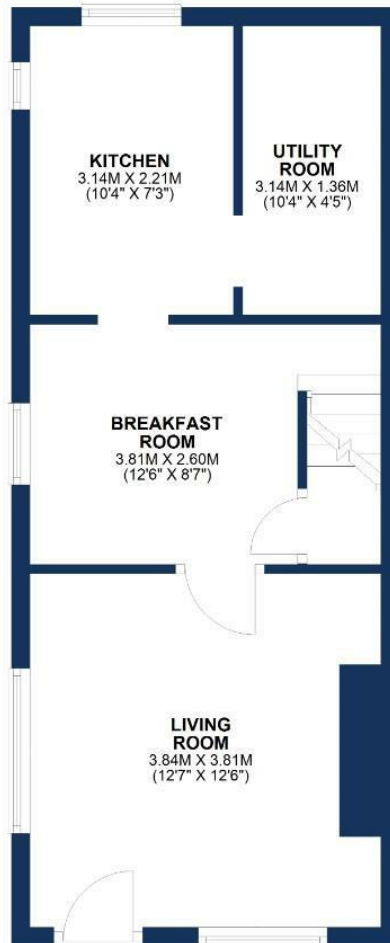
BASEMENT

APPROX. 37.2 SQ. METRES (400.8 SQ. FEET)



GROUND FLOOR

APPROX. 37.2 SQ. METRES (400.8 SQ. FEET)



FIRST FLOOR

APPROX. 24.8 SQ. METRES (267.1 SQ. FEET)



TOTAL AREA: APPROX. 99.3 SQ. METRES (1068.7 SQ. FEET)

Floorplan for illustrative purposes only



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