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SALE

Rooftops

Sales Letting & Management



Appleby Crescent, Knutsford, WA16

NO CHAIN

Four Double Bedrooms

Fabulous Location

Spacious Living Areas

En-Suite Shower Room

Energy Efficiency Rating C

BOASTING AN AMAZING LIVING SPACE WITH IMPRESSIVE ADJOINING RECEPTION ROOMS IN A MODERN DEVELOPMENT!! Built in 2005 this modern four bedroom town house, set out over three floors, has been cleverly extended downstairs to make a large open plan kitchen, diner and lounge. Mobberley Village is popular and convenient with shopping facilities, local amenities and fabulous surrounding countryside. Conveniently located between Knutsford, Wilmslow and Alderley Edge with easy commuting and close to Manchester International Airport. Comprising; entrance hall, WC, open plan diner, lounge and kitchen with integrated appliances and sliding patio doors leading to the enclosed rear garden with it's own personal bar and log burner. First floor; master bedroom and family bathroom, second floor, two double bedrooms one with En-Suite shower room. To the rear there is an enclosed rear garden with patio areas and an outdoor entertaining area with bar and log burner. Energy Efficiency Rating C. PP.

OIRO

£575,000

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Entrance Hallway

2.14m (7' 0") x 5.78m (18' 12")

Composite door with glass pane, tiled flooring, inset spot lights, radiator, power points.

WC

Wooden door with chrome handles, tiled walls and flooring, inset spot lights, vanity unit incorporating the wash hand basin, low level WC, ladder radiator, extractor fan.

Dining Area

Wooden door with chrome handles, double glazed window to the front elevation, central ceiling light, tiled flooring, radiator, power points.

Kitchen Area

Continuation of the tiled flooring, inset spot lights, a range of wall and base units with wooden work surfaces, integrated appliances to include electric hob, oven, grill, microwave, two wine chillers, fridge freezer, washing machine and dishwasher, breakfast bar incorporating the one and half sink with mixer tap, radiator, power points.

Lounge Area

Sliding patio doors to the rear elevation, two Velux windows, continuation of the tiled flooring, radiator, power points, TV aerial.

Stairs and Landing to First Floor

Wooden banister and balustrade, carpet flooring, inset spot lights, double glazed window to the side elevation, storage cupboard housing the water heater.

Master Bedroom

Wooden door with chrome handles, two double glazed windows to the rear elevation, inset spot lights, carpet flooring, radiator, power points.

Bathroom

Wooden door with chrome handles, tiled walls and flooring, free standing bath with mixer tap, walk in shower cubicle, vanity unit incorporating the wash hand basin, low level WC, radiator.

Stairs and Landing to Second Floor

Wooden banister and balustrade, inset spot lights, carpet flooring, loft hatch, power points.

Bedroom Two

Wooden door with chrome handles, two double glazed windows to the front elevation, inset spot lights, carpet flooring, built in wardrobes, radiator,

Floorplans



power points.

En-Suite

Wooden door with chrome handles, tiled walls and flooring, inset spot lights, walk in shower, vanity unit incorporating the wash hand basin, low level WC, ladder radiator, extractor fan.

Bedroom Three

Wooden door with chrome handles, two Velux windows to the rear elevation, inset spot lights, carpet flooring, radiator, power points.

Outside Space

To the rear there is an enclosed garden with astro turf and patio areas, a covered entertaining area with bar and log burner, side gate leading to private parking for two cars. To the front there is a paved path with gravel borders and mature planting and tubs.

Disclaimer

Rooftops Estate Agents give notice that these particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract - intending purchasers should not rely on them as a statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Rooftops Estate Agents has the authority to make or give representations or warranty in relation to the property.

Disclaimer.

We are not qualified to confirm that power points, showers, central heating systems, open fires/log burner's, gas and electrical equipment are in working order and we would advise prospective purchasers to satisfy themselves on these points prior to exchange of contracts.