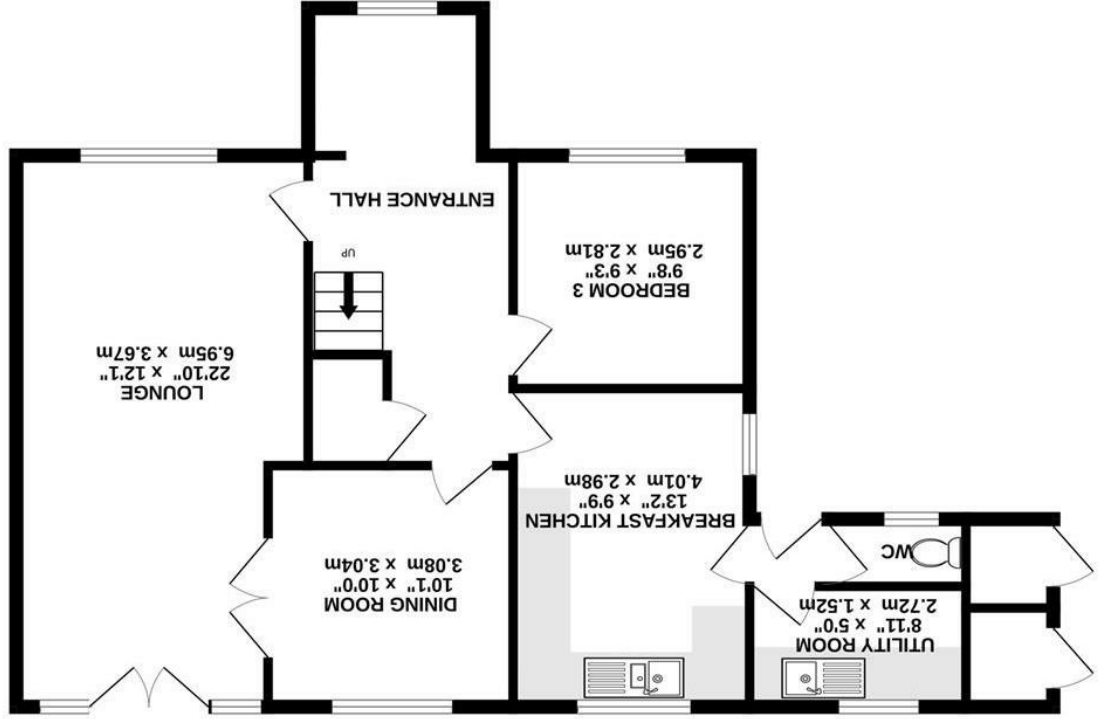
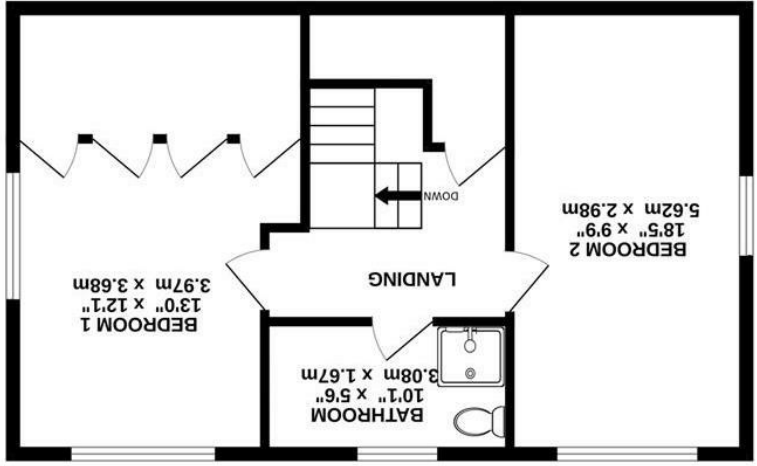


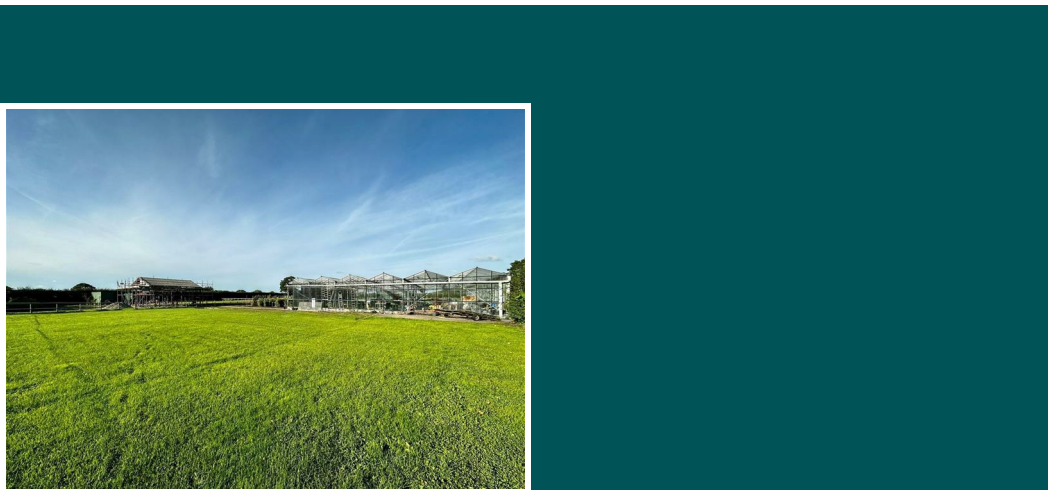
MISREPRESENTATION ACT 1967.
 Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
 2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
 3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

www.wrightmarshall.co.uk
 Knutsford@wrightmarshall.co.uk
 T. 01565 621624

TOTAL FLOOR AREA : 1390 sq.ft. (129.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2023



£900,000



PARTRIDGE RISE MOSS LANE
 OVER TABLEY
 KNUTSFORD
 WA16 0PH

3 1 2 E
 COUNCIL TAX BAND: E



THREE BEDROOMS BEAUTIFUL WALLED GARDEN, LARGE GLASS HOUSE, APPROX 4 ACRES IN TOTAL (tbc) OPTION TO EXTEND, FURTHER DEVELOPMENT OPPORTUNITIES, 5 MINUTE DRIVE FROM KNUTSFORD. Partridge Rise, located just a short distance from Knutsford & Mere.

Arranged over a substantial plot this three bedroom detached property comprises a spacious entrance hallway, full depth lounge with log burner and French doors opening onto the patio and garden beyond.

Accommodation downstairs continues with a separate dining room, fitted kitchen, utility room and downstairs cloakroom.

The bedrooms are split over two levels with bedroom three being to the ground floor and the master and guest being to the first floor. All are doubles. The family bathroom is also located on the first floor.

Externally there is a gravel driveway and beautifully maintained rear garden with deep planted borders with an arrangement of established planting, patio entertaining area and covered wood store.

Further to this is a gate to the side of the house, this leads to land to the rear which we believe to be around 3 acres (we are awaiting confirmation). The land was used for many years as a professional nursery and has a large glass house with its own water supply.

This is a unique opportunity and has a huge amount of potential subject to the correct planning. Viewing is strictly by appointment and offers subject to planning are not to be considered.

ENTRANCE HALL

LOUNGE

DINING ROOM

BREAKFAST KITCHEN

UTILITY

WC

BEDROOM THREE

FIRST FLOOR LANDING

BEDROOM ONE

BEDROOM TWO

BATHROOM

TENURE

We understand the tenure to be freehold