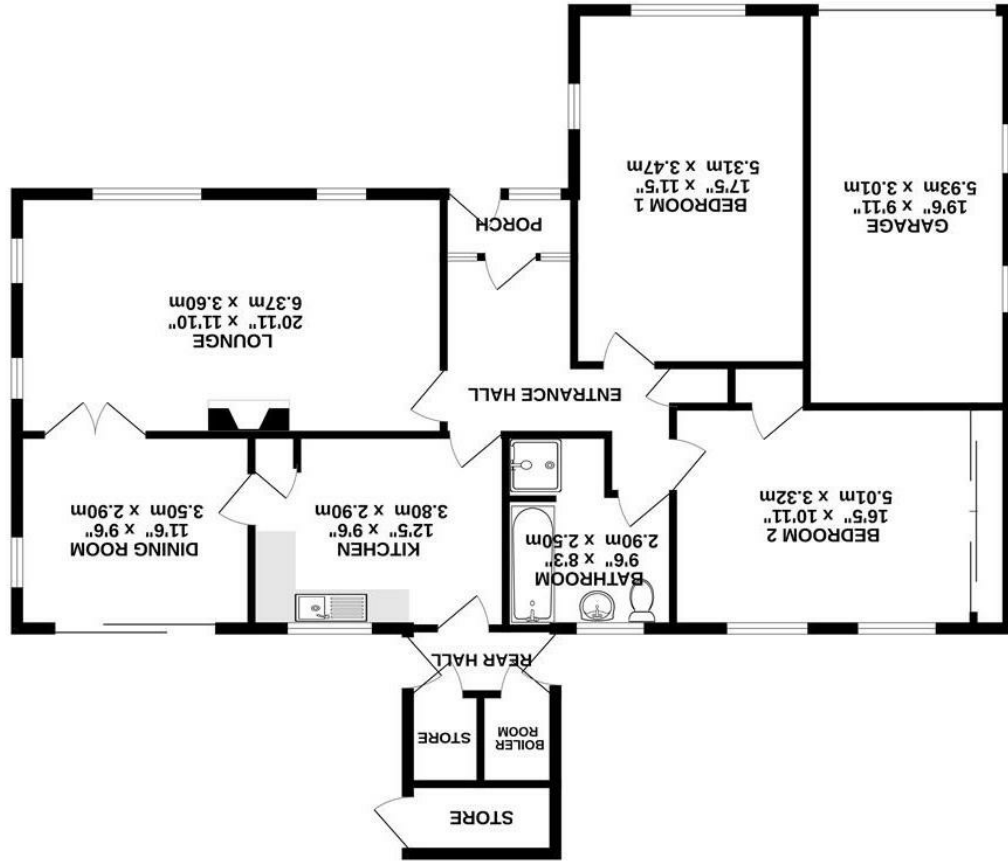


MISREPRESENTATION ACT 1967.  
 Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:  
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part 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.

Which every attempt has been made to ensure the accuracy of the localities, distances, measurements, dimensions or measurements. This plan is for the buyer's guidance and should be used as a guide only. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency and the buyer should be satisfied with the description of the property as shown on the plan and not rely on the measurements or dimensions of the property as shown on the plan.

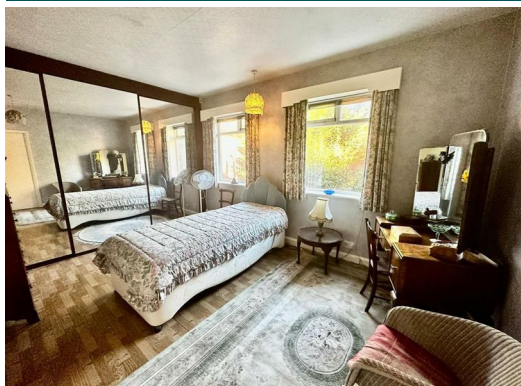
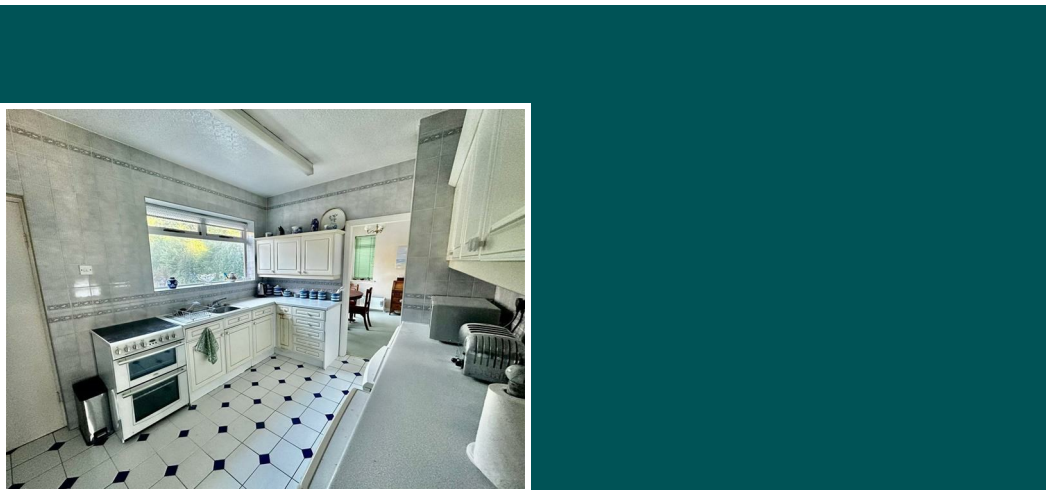


1301 sq. ft. (120.9 sq.m.) approx.

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



£700,000



DEVA CHESTER ROAD  
 MERE  
 KNUTSFORD  
 WA16 6LF



COUNCIL TAX BAND: F





FANTASTIC POTENTIAL, GENEROUS PLOT, QUIET SOUGHT AFTER LOCATION, PRIVATE GARDENS, TRUE BUNGALOW, NO ONWARD CHAIN.

Set back off the main road on a service road this true two bedroom bungalow, located in the very desirable Mere, offers potential buyers the opportunity (subject to planning) to create a wonderful family home).

The property is currently arranged with two double bedrooms, spacious lounge with separate dining room and a fitted kitchen to the rear as well as a family bathroom.

Approached over a block paved driveway with a sizeable front garden, which is a rare commodity in newer builds. The driveway offers access to the integral garage and main entrance to the bungalow, as well as gated access to the side. The rear garden is a generous size, both in width and depth and is bordered by established shrubs and hedges.

This is a great opportunity to purchase something a little bit special in a very desirable location and should be viewed ASAP.

\*Offers subject to planning will not be considered

**Entrance Porch**

**Entrance Hallway**

**Lounge**

**Dining Room**

**Kitchen Breakfast Room**

**Master Bedroom**

**Bedroom Two**

**Family Bathroom**

**Outside**

**Garage**

**Gardens**

**Tenure**

We understand the tenure to be freehold.