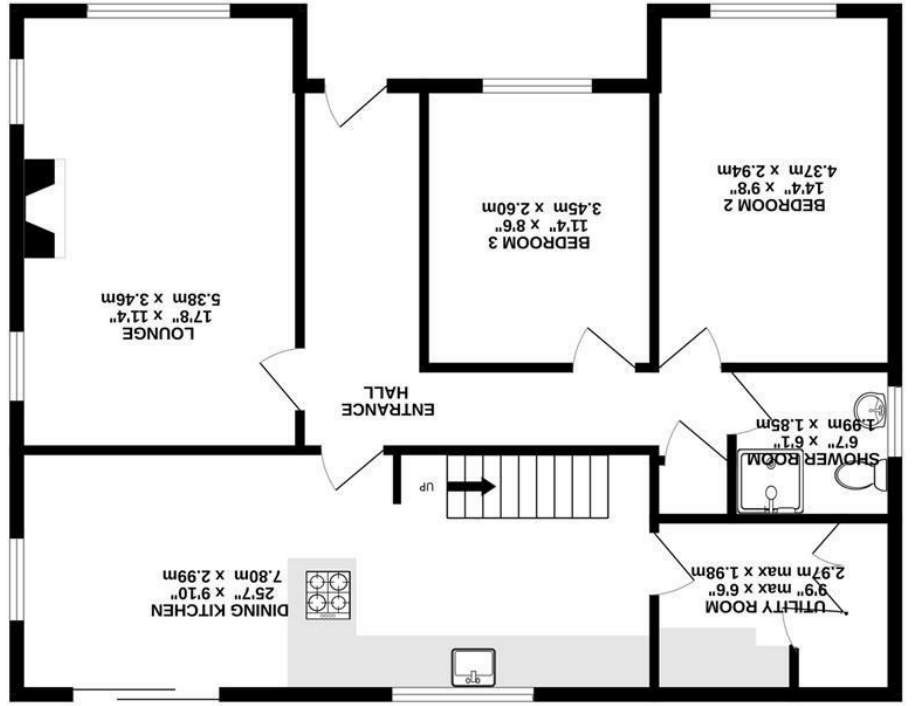


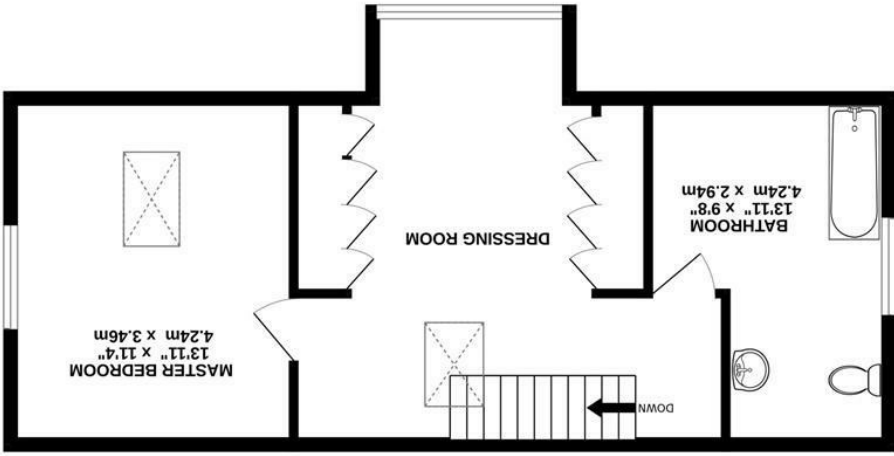
MISREPRESENTATION ACT 1967.
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 T. 01565 621624

TOTAL FLOOR AREA : 1435 sq.ft. (133.3 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.
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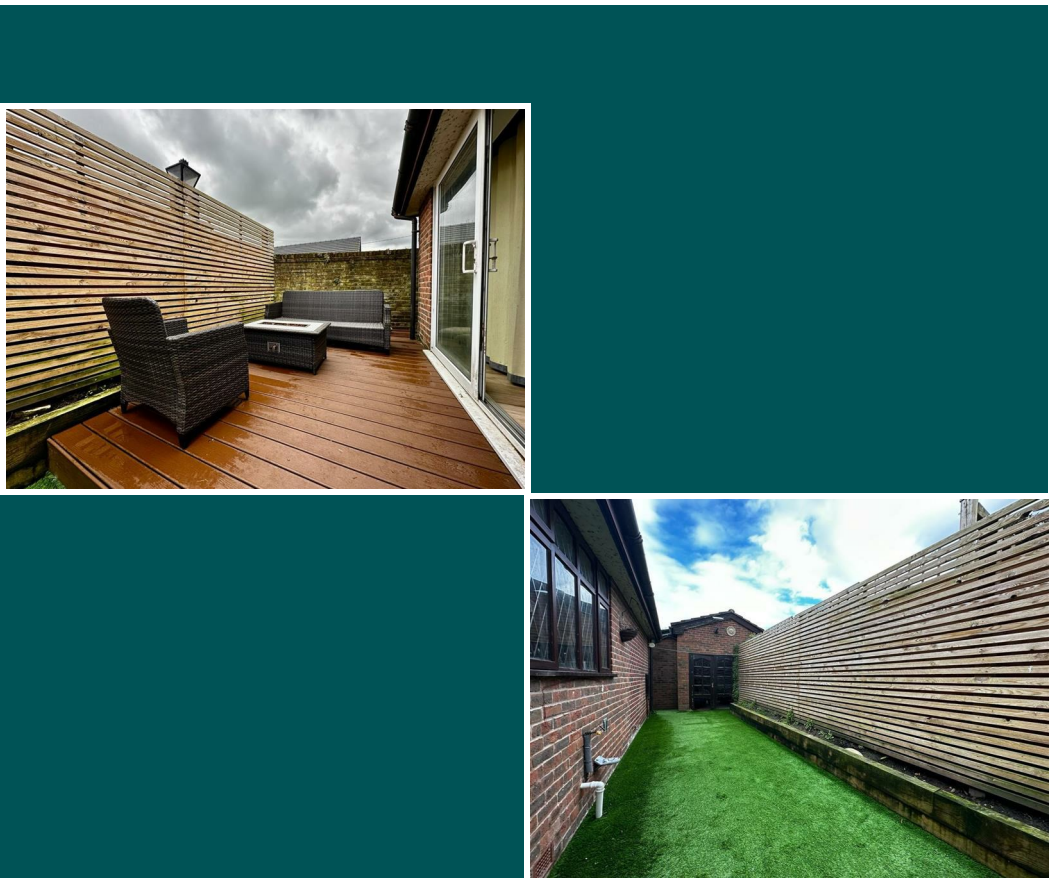
GROUND FLOOR (85.2 sq.m.) approx.



1ST FLOOR (48.1 sq.m.) approx.

Wright Marshall
 Estate Agents

£385,000



**HILL TOP MERE LANE
 PICKMERE
 KNUTSFORD
 WA16 0LB**

3 **2** **1** **C**
COUNCIL TAX BAND: E





THREE BEDROOMS COULD EASILY BE ADAPTED TO FOUR BEDROOMS, TWO BATHROOMS, LARGE KITCHEN DINING ROOM, SHORT WALK TO PICKMERE LAKE, SOUGHT AFTER LOCATION.

The property is approached over a large front garden with parking for multiple vehicles which gives access to both the attached garage and covered main front entrance.

To the ground floor there is a welcoming entrance hallway with spacious lounge diner with feature fireplace, spacious modern kitchen/ dining room with a range of integrated appliances and sliding doors opening into the garden. There is also a useful utility room off.

Downstairs accommodation is completed with two spacious bedrooms, both served by a three piece bathroom suite.

To the first floor the property is currently set out as a master suite with spacious double bedroom, fully fitted dressing room and large three piece ensuite bathroom. The dressing room could be stripped out and a stud wall put in to create a fourth bedroom.

Externally the property has manageable gardens to the rear and side, with decking and artificial grass making this a great low maintenance area.

The property offers a great opportunity for purchasers to add their own stamp. This along with it's close proximity to Pickmere Lake, offers a great family home in a much desirable location and early viewing is strongly recommended.



ENTRANCE HALL

LOUNGE

DINING KITCHEN

UTILITY ROOM

SHOWER ROOM

BEDROOM TWO

BEDROOM THREE

FIRST FLOOR

DRESSING ROOM

MASTER BEDROOM

BATHROOM

TENURE

We understand the tenure to be freehold

