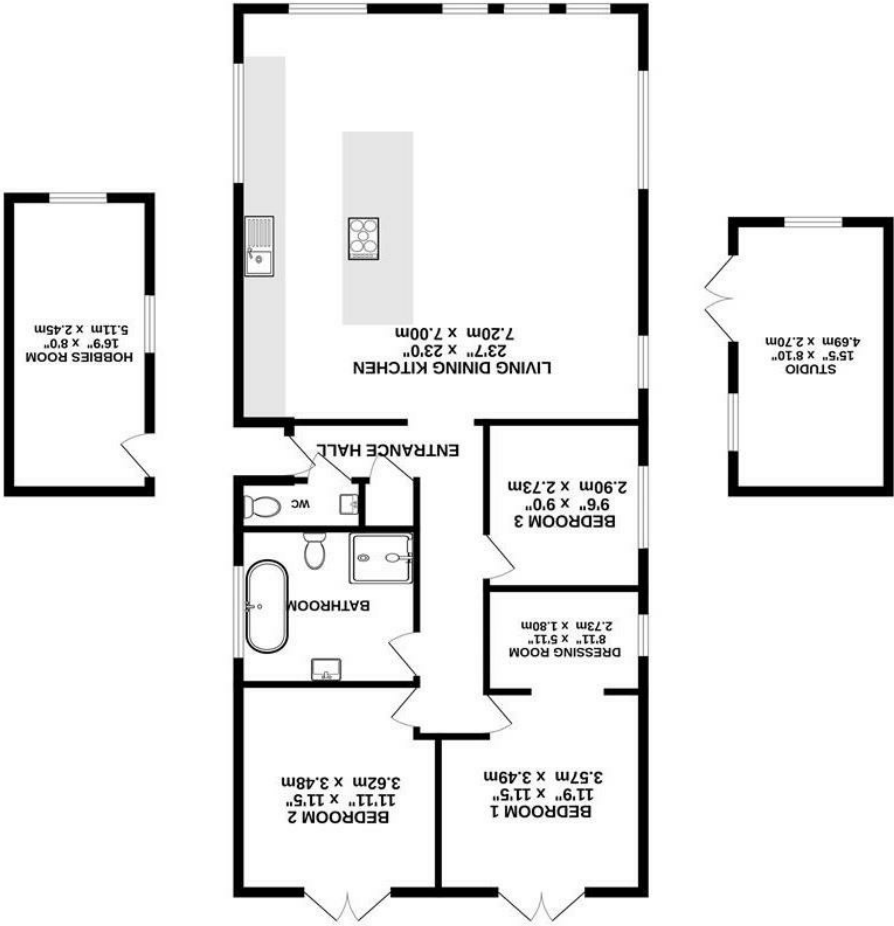


MISREPRESENTATION ACT 1967.
Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:
1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an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

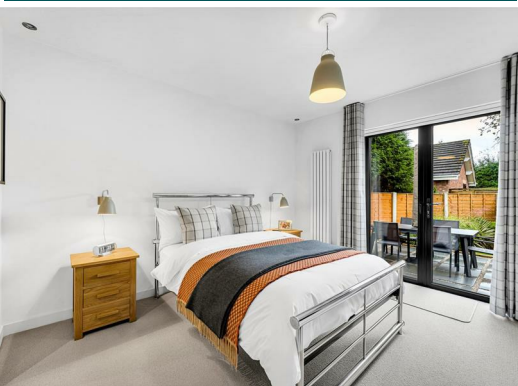
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors or omissions. This plan is for illustrative purposes only and should be used as a guide only. As to the quality of the materials used, no guarantee is given.
Made with Magicplan (2023)



1429 sq.ft. (132.8 sq.m.) approx.



£550,000



45 PRINCESS ROAD
ALLOSTOCK
KNUTSFORD
WA16 9LQ

3 1 3 C
COUNCIL TAX BAND: D



A LARGE DETACHED BUNGALOW, FULLY RENOVATED AND EXTENDED BY THE CURRENT VENDORS, FINISHED TO AN EXCEPTIONAL STANDARD, WITH A BESPOKE HACKER KITCHEN AND BATH HAUS DESIGNED BATHROOMS. THE PROPERTY BENEFITS FURTHER FROM TWO OUTBUILDINGS IDEAL AS OFFICE OR HOBBY STUDIOS WITH LANDSCAPED GARDENS TO ALL FOUR SIDES.

This property has undergone a 'no expenses spared' refurbishment throughout with external white rendered walls and black Smart aluminium windows the property is approached by a porcelain paved pathway which in turn opens into a decorative tiled Cedar clad storm porch and entrance hallway beyond.

Upon entering the bungalow, you can immediately appreciate the sense of quality, style and space. The open plan lounge/dining/kitchen has been carefully extended to include a part vaulted ceiling, with pillar box windows fitted to flood the room with an abundance of natural light. The room has engineered Oak flooring, a Granite tile mounted log burner and a stunning bespoke German Hacker kitchen with a comprehensive range of integrated appliances and Quooker tap.

There are three well proportioned bedrooms with both the Master and Guest bedroom benefiting from French Doors. Opening onto a stunning private patio the Master bedroom also benefits from a walk-in wardrobe.

There is a useful cloakroom/ wc and the fully fitted bathroom is served by a contemporary four piece bathroom suite which includes a free standing bath and an large walk in shower fitted with Cross Water furniture and under floor heating.

Further to this there are two outbuildings, one brick built, one Timber Constructed. The brick outbuilding was professionally converted and has a modern wood finish. The Cedar Clad studio was purchased recently by the vendor. Both benefit from heating, electricity, internet and security alarms.

Further to this there are two outbuildings, one brick built, one Timber Constructed. The brick outbuilding was professionally converted and has a modern wood finish. The Cedar Clad studio was purchased recently by the vendor. Both benefit from heating, electricity, internet and security alarms. Externally, the property is surrounded to all four sides by beautifully landscaped gardens. Two large paved patio areas offers great entertaining spaces and the deep planted borders have been filled with an extensive range of shrubs, perennials and trees. The property benefits from a Fibre broadband connection and is fully alarmed with remote capabilities.

This is truly a unique opportunity and should be viewed to be fully appreciated. As stated the bungalow has been finished to an exceptional standard.

ENTRANCE HALL

CLOAKROOM WC

LIVING DINING KITCHEN

BATHROOM

BEDROOM ONE/ DRESSING ROOM

BEDROOM TWO

BEDROOM THREE

HOBBIES ROOM

STUDIO

TENURE

We understand the tenure to be freehold.