



Chester Road, Cheshire WA16 6LF

**HUNTERS**<sup>®</sup>  
EXCLUSIVE







# Chester Road, Cheshire WA16 6LF

OFF ROAD PARKING AND GARAGE  
FIVE RECEPTION ROOMS

A spectacular home available situated in the Cheshire countryside location close to Mere Country club.

With spacious hallway, lounge with log burning feature fireplace, two downstairs W/C's, sitting room and sun room, downstairs bathroom, utility room with eye and base level units and sink, dining room and storeroom.

To the first floor there are four double bedrooms, an en-suite with four piece suite and his and hers sinks and a family bathroom.

The property is on 0.25 acres of land with garage, spacious driveway offering space for multiple cars, landscaped lawned and paved rear garden with fence boundaries and wood store.

REGISTER YOUR INTEREST TODAY  
VIEWING HIGHLY RECOMMENDED





- FIVE RECEPTION ROOMS
- AVAILABLE WITH ALL UTILITIES INCLUDED £7,000 PER MONTH
- TWO BATHROOMS, EN-SUITE AND TWO SEPERATE W/C
- 0.25 ACRE LANDSCAPE GARDENS
- INCLUDES MONTHLY GARDENER
- HOLDING FEE: £1,615
- EPC: D
- COUNCIL TAX BAND: G
- 12 MONTH TENANCY
- DEPOSIT: £8,076





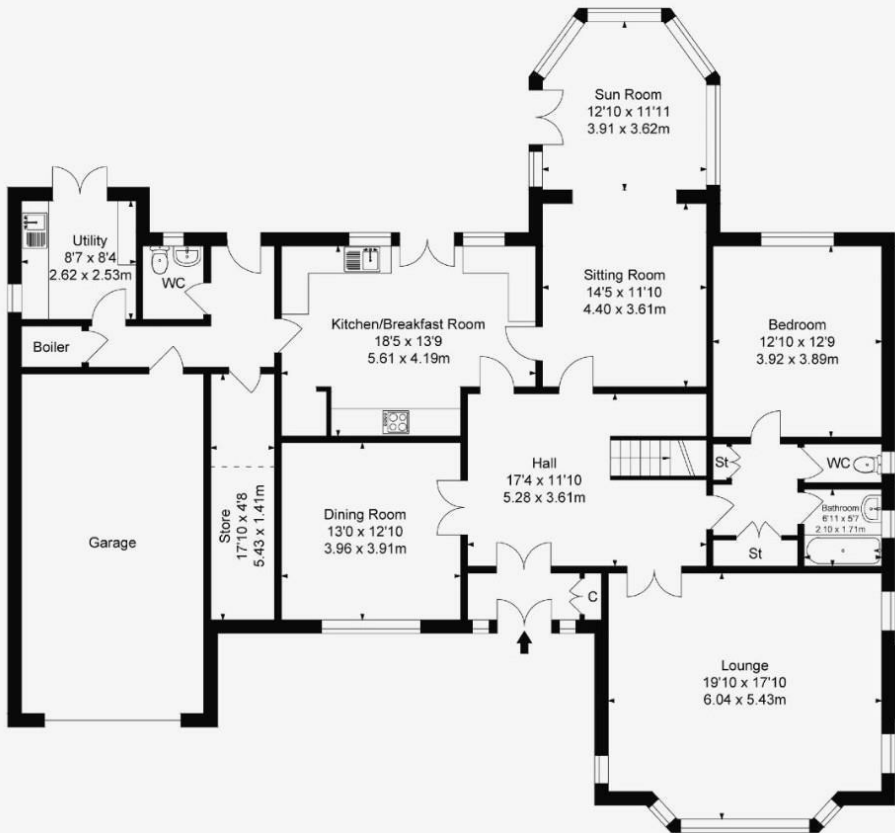




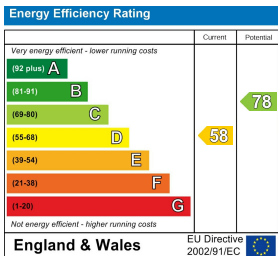
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Woodbank, Chester Road, Mere

Approximate Gross Internal Area :-  
 Ground Floor :- 209.34 sq m / 2253 sq ft  
 Room In Roof :- 107.40 sq m / 1156 sq ft  
 Total :- 316.74 sq m / 3409 sq ft



Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



**Viewing Arrangements**

Strictly by prior appointment only through the agent Hunters Hunters South Manchester -  
 0161 945 9000 <https://www.hunters.com>

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