



 **3**  
Bedrooms

 **1**  
Bathroom

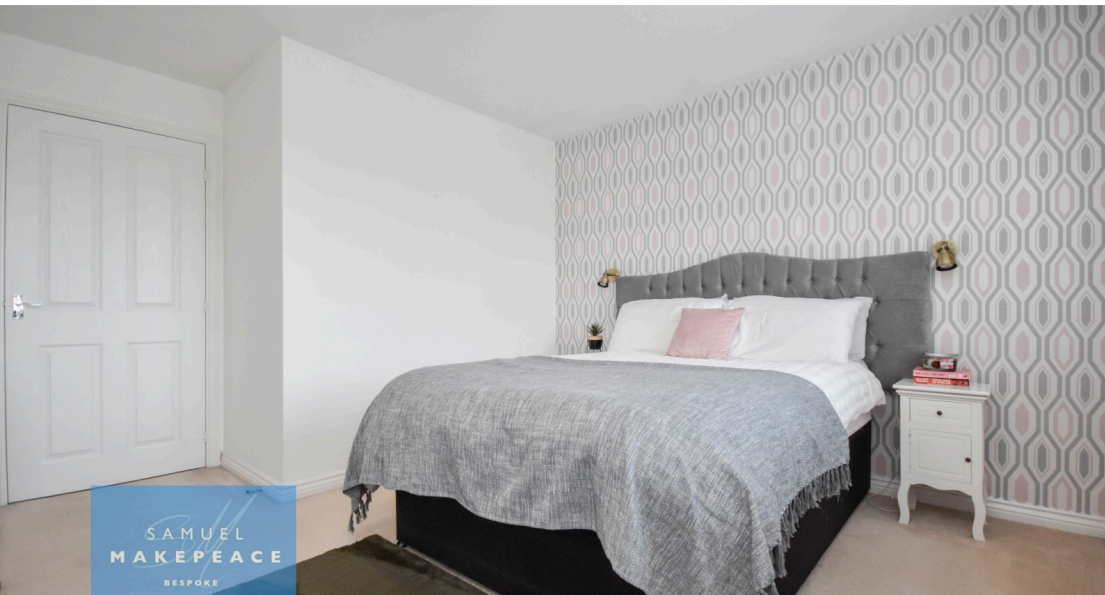
 **1**  
Reception





- **THREE BEDROOM SEMI DETACHED FOR SALE ON SOUGHT AFTER TAYLOR WIMPEY ESTATE**
- **SITUATED IN A CUL-DE-SAC POSITION WITH NO PASSING TRAFFIC**
- **TASTEFULLY DECORATED THROUGHOUT**
- **LARGE LOUNGE DINER WITH PATIO DOORS TO REAR GARDEN**
- **PRISTINE KITCHEN WITH SPACE FOR APPLIANCES AND BREAKFAST BAR**
- **HUGE MAIN BEDROOM WITH FITTED WARDROBES AND VIEWS OF MOW COP**





Views, Views and more Views.. whether its Mow Cop, The Welsh Mountains or Jodrell bank here at KNOWLES VIEW you are sure to get something to behold! Step inside and you are greeted with the welcoming entrance hall, the ideal spot for your shoes and coats, plus an understairs storage cupboard for more of your things! Next, the IMMACULATE KITCHEN, where you'll find plenty of worktop and cupboard space. The LARGE LOUNGE DINER is next with plenty of space for your living and dining needs, with patio doors onto the garden. Downstairs is finished off with the WC, having plenty of space and being tastefully decorated. Let me take you upstairs, there is THREE GOOD SIZED BEDROOMS, the main features BUILT IN WARDROBES and a FANTASTIC VIEW OF MOW COP, while the second bedroom has enough space for your wardrobes and draws. The third room is a single room which is currently being used as a dressing room. Upstairs is finished off with the PRISTINE BATHROOM which is tiled and has a bath with a shower fitted over. Externally, the rear garden has a paved patio seating area with slate chippings, it is fully enclosed and backing onto the woodland meaning you are not overlooked from the rear! From the front there is a driveway for TWO VEHICLES, there is also nobody directly overlooking you which is a unique position to be in with any new build estate! The property is situated at the top of the estate and benefits with NO passing traffic! You are ideally located close to local amenities and also travel routes! So if you're somebody who 'KNOWLES' what they want.. then call SAMUEL MAKEPEACE BESPOKE ESTATE AGENTS TODAY!

#### Room Details

Entrance Hall - Double glazed front door, under stairs storage, laminate wood flooring, laminate flooring.

Lounge - Double glazed patio doors to rear garden, laminate wood flooring, radiator.

Kitchen - Double glazed window, fitted wall and base kitchen units, work surfaces, integrated cooker, sink and drainer, splashback, cooker hood, space for fridge freezer, space for washing machine, space for dishwasher, laminate flooring, radiator.

WC - LLWC, hand wash basin, extractor fan, tiled flooring, radiator.

Bedroom One - Double glazed window, fitted wardrobes, radiator.

Bedroom Two - Double glazed window, radiator.

Bedroom Three - Double glazed window, radiator.

Bathroom - LLWC, hand wash basin, bath with shower over, part tiled walls, vinyl flooring, extractor fan, radiator.

Front Garden - Parking for Two vehicles

Rear Garden - Paved patio seating area, slate chipping garden area, fully enclosed backing onto woodland, gated side access to the front.

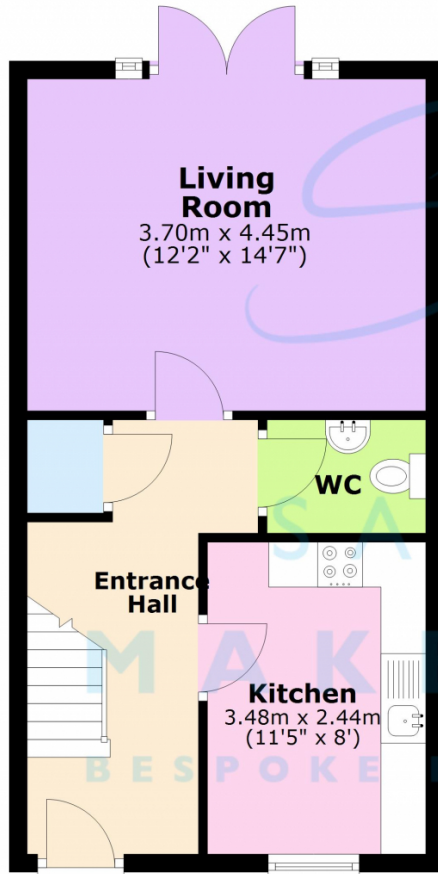




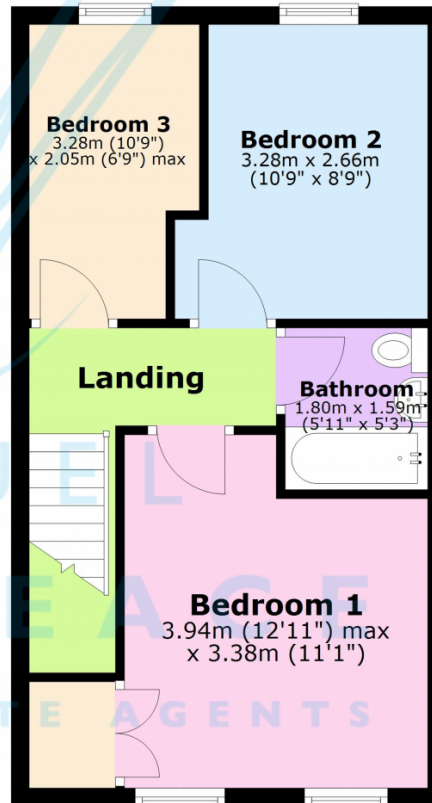




### Ground Floor



### First Floor



| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+) <b>A</b>                              |         | 95                      |
| (81-91) <b>B</b>                            | 83      |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

Address: Talke, ST7

Scan me for more info

