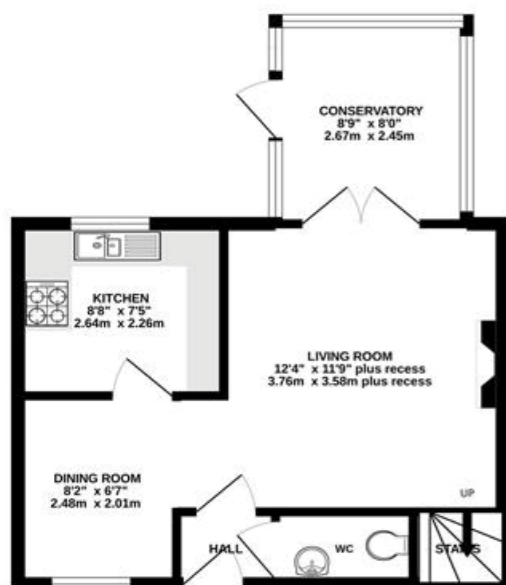


9 DOOLEYS GRIG

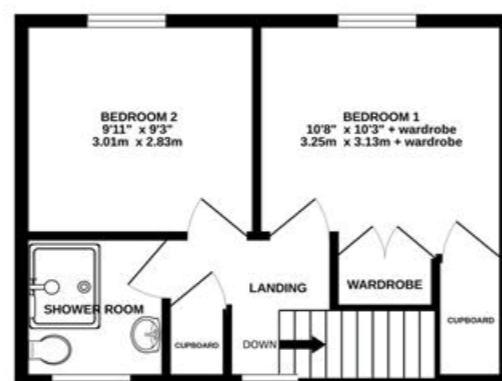
Lower Withington

£199,950

GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR
317 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA: 701 sq.ft. (65.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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NOTICE
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, 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; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Holmes Chapel

14, The Square, HOLMES CHAPEL CW4 7AB

01477 417000 holmeschapel@gascoignehalman.co.uk

gascoignehalman.co.uk



Representing a 68% share, and set in the most idyllic of locations overlooking woodland and Cheshire Farmland beyond, a two double bedroom semi-detached home in a generous corner plot, electric gates providing off road parking for several vehicles.

GASCOIGNE HALMAN

- A shared ownership property on a sought after location
- Set in a generous corner plot with gardens to the front, side and rear
- Living room with doors opening to the conservatory
- Dining area, kitchen with space for appliances

- Two double bedrooms, shower room fitted with a three piece white suite
- Three timber sheds along with a greenhouse
- Electric gates to driveway providing off road parking for several vehicles
- A sought after location and a must view property

£199,950

9 DOOLEYS GRIG

Lower Withington



Dooleys Grig is a popular location surrounded by Cheshire Countryside yet by no means isolated., with Holmes Chapel, Knutsford, Alderley Edge, Wilmslow and Macclesfield just a short drive away. This particular property, offers an ideal opportunity for a buyer to get onto the housing ladder. Currently being sold as 68% shared ownership, you do have the ability to staircase up to 80% ownership, rent is payable for the current remaining 32% share. Off the hallway, a downstairs wc has been created, while the lounge and dining rooms, although two very defined rooms, also give the concept of open plan. The kitchen is fitted with a range of units along with space for a washing machine, slim line dishwasher and a fridge freezer.

Off the living room, a very useful conservatory overlooks the gardens. To the first floor there are two double bedrooms along with a three piece white bathroom which incorporates a corner shower enclosure. The grounds of this property are quite unique, being a corner plot the gardens flow from the front, side and onto the rear although most offering low maintenance. Electric gates from Dooleys Grig provide off road parking for a number of vehicles. With fence and hedge boundaries, the garden provides a lawn and turning area to the front, space at the side for a greenhouse, while three timber sheds provide ample space for a potting shed, storage and workshop if required. A great location for this shared ownership home which offers deceptively spacious accommodation.

LOCATION

Lower Withington is a popular semi rural village with easy access to major road links and with the centre of Knutsford, Holmes Chapel, Alderley Edge and Macclesfield just a short drive away. All are thriving towns that provides a comprehensive range of shops, varied social and recreational amenities and good schools for children of all ages. For the commuter, Manchester International Airport and its connection with the North West motorway network are approximately thirty minutes away by car and the railway station in Holmes Chapel, Goostrey, Chelford, Alderley Edge and Macclesfield provides fast and frequent Intercity and commuter links with Manchester, London and the surrounding business centres.

DIRECTIONS

SK11 9EL - Dooleys Grig, Lower Withington
TENURE
 Leasehold, with the remainder of a 99 year lease from 2015
SERVICES (NOT TESTED)
 Services have not been tested and you are advised to make your own enquiries and/or inspections.
LOCAL AUTHORITY
 Cheshire East, Council tax band C
VIEWING
 Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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GASCOIGNE HALMAN