



**GASCOIGNE
HALMAN**

40 PRINCESS ROAD, ALLOSTOCK

THE AREAS LEADING ESTATE AGENT

£425,000

Set back off Princess Road within a quiet cul-de-sac, a deceptively spacious detached home with three reception rooms, 3-4 bedrooms along with two bathrooms - one on each level.

Offering flexible and versatile living accommodation, this detached property, although in need of some updating in parts, offers an incoming buyer the ability to adapt and create to their own needs.

The property currently comprises of a living room and dining room overlooking the rear garden, off the dining room is an oak framed sun room. The kitchen is fitted with a range of cream units along with a breakfast bar. Off the kitchen, an inner hallway leads to the utility room and also provides internal access to the garage.

Over looking the front garden are two further large rooms, both could be used as bedrooms, or one as a bedroom, the other as a home office or playroom. A three piece white shower room is also conveniently positioned off the hallway.

To the first floor there are three generous bedrooms, two of which have some restricted head room, along with the main bathroom which is fitted with a three piece modern suite with travertine tiled floors and walls.

The driveway to the front provides off road parking in front of the garage, off the rear hallway, a covered patio area opens to the main garden which has an ornamental pond, paved patio with hedge boundaries all offering a great degree of privacy.

With no upward chain this freehold property must be viewed

DIRECTIONS

WA16 9LQ- Princess Road, Allostock

LOCATION

The semi rural hamlet of Allostock is situated next door to the village of Lower Peover and whilst in the country, is by no means isolated. There are excellent road connections into the nearby village of Holmes Chapel and the town centre of Knutsford whilst most commercial cities in the North West are easily accessed by the M6 and M56 motorway networks. Manchester International Airport is also close by. The rail stations of Holmes Chapel and Knutsford provide commuter links to Manchester. Holmes Chapel village provides an array of individual shops, including a number of quality delicatessens, butchers and bakers. Shakeley Mere is a local beauty spot, providing lovely country walks. For the sports person there are leisure centres in the nearby towns providing for most sporting activities and a number of private sporting clubs, golf courses and equestrian centres within a short drive.

TENURE

Freehold

LOCAL AUTHORITY

Cheshire West and Chester, council tax band E

ENERGY PERFORMANCE RATING

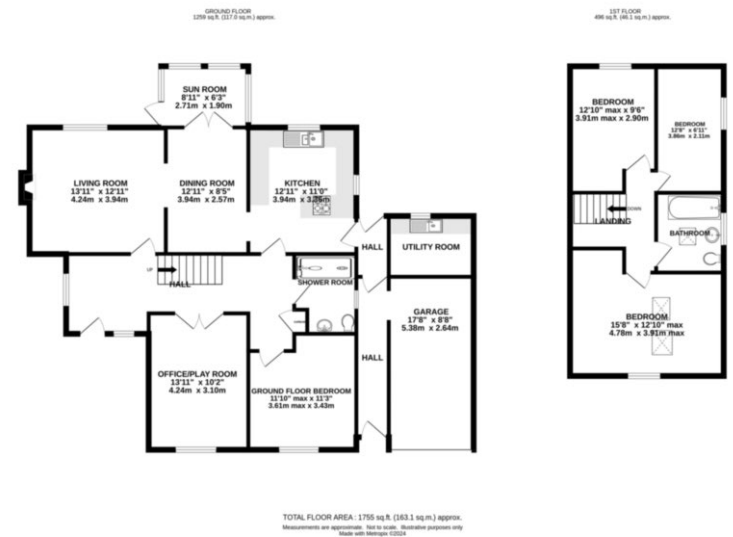
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VIEWING

Viewing strictly by appointment through the Agents.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.



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**GASCOIGNE
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