

**GASCOIGNE  
HALMAN**

10 PRINCESS ROAD, ALLOSTOCK

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THE AREAS LEADING ESTATE AGENT

| £475,000

A beautifully presented three double bedroom detached bungalow with ample parking to the front, private rear garden and two bathrooms.

Princess Road is a popular location being just a short distance to Knutsford Town Centre and Holmes Chapel with all the amenities available.

This particular property is set back off Princess Road behind a large hedgerow boarder, offering an extremely private plot. The gravel driveway to the front and side provides ample off road parking.

All rooms are accessed off the large welcoming hallway, with two of the double bedrooms overlooking the front garden, one of which could be either the master bedroom or a guest bedroom as it has the advantage of a walk in closet and a three piece en-suite shower room.

The largest of the three bedrooms overlooks the rear garden and is currently used as the main bedroom, fitted with a range of wardrobes to one wall.

Conveniently located with the bedrooms, is the main bathroom which is fitted with a four piece modern bathroom.

Off the hallway there is also a large living room with log burning stove along with doors opening to a conservatory which overlooks the rear garden. The kitchen diner is a long through room, being 37ft in length it offers ample space for a dining table, and a sofa if required, while the kitchen itself is fitted with a range of modern units and plenty of worksurfaces. A door from the kitchen leads to the side and onto the rear garden.

The rear garden is of particular note, being a prize space with mature hedges offering a great degree of privacy. At the bottom end of the garden, a timber shed and summer house offer external storage, a gravel pathway runs along the lawn with raised boarders for easy maintenance.

This freehold detached property is available for sale with no upward

chain

#### DIRECTIONS

WA16 9LP - 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

#### SERVICES (NOT TESTED)

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

#### LOCAL AUTHORITY

Cheshire West and Chester, Council tax band E

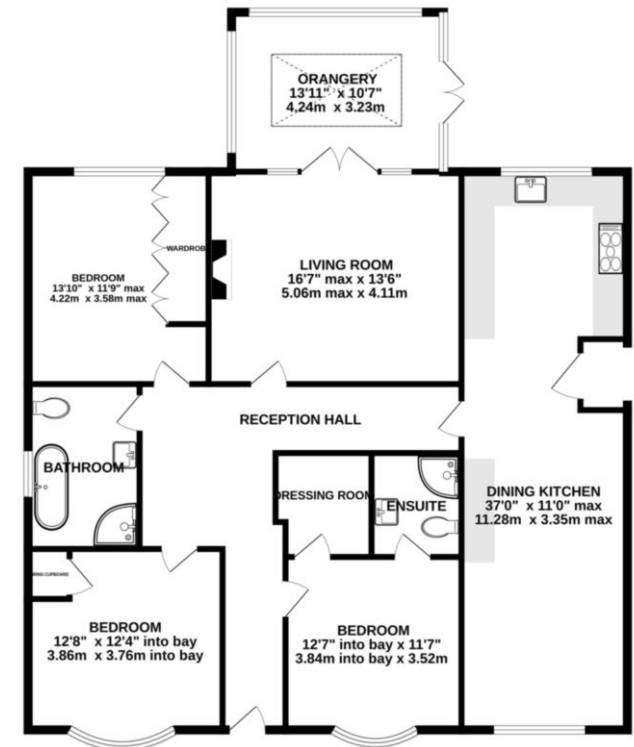
#### VIEWING

Viewing strictly by appointment through the Agents.

#### ENERGY PERFORMANCE RATING

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GROUND FLOOR  
1590 sq.ft. (147.7 sq.m.) approx.



TOTAL FLOOR AREA: 1590 sq.ft. (147.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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## HOLMES CHAPEL OFFICE

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**GASCOIGNE  
HALMAN**

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