



**GASCOIGNE
HALMAN**

8 CHAPEL LANE, ALLOSTOCK

THE AREAS LEADING ESTATE AGENT

| £360,000

Deceptively spacious three bedroom property with enviable views to the rear, modernised by the current owners, to create an open plan living dining kitchen and utility

This immaculately presented three bedroom semi-detached property has been completely enhanced by the current owners.

To the ground floor there is an entrance hall giving access to the first floor and the living room, the focal point being the fireplace and log burner. Spacious living dining kitchen, with under floor heating, and separate utility room, with storage and plumbing for a washing machine and an outside vent for a tumble dryer. Double patio doors lead to the covered veranda, perfect for outdoor dining.

To the first floor there are three bedrooms and a family shower room, with underfloor heating.

All three bedrooms include built in storage. Bedroom one has a stunning window seat, with plenty of storage underneath, enabling you to sit and enjoy the rolling views over the countryside, together with an impressive en-suite with free standing bath.

The low maintenance front garden benefits from a power socket and a beautiful Maple Tree whilst the rear is mainly laid to lawn with an abundance of mature shrubs, an apple tree, a vegetable patch, with raspberry and rhubarb plants along with an outside tap and double power socket.

A Summer house and perfectly positioned seating area helps you enjoy this wonderful garden with views across the fields.

A good-sized Workshop, sheds for outdoor storage and driveway parking.

This Freehold property must be viewed to be appreciated.

DIRECTIONS

WA16 9LS- Chapel Lane, Allostock

HOLMES CHAPEL OFFICE

01477 417000

holmeschapel@gascoignehalman.co.uk

14 The Square, Holmes Chapel, CW4 7AB

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.

LOCAL AUTHORITY

Cheshire West and Chester band C

TENURE

Freehold

ENERGY PERFORMANCE RATING

EPC Rating: C

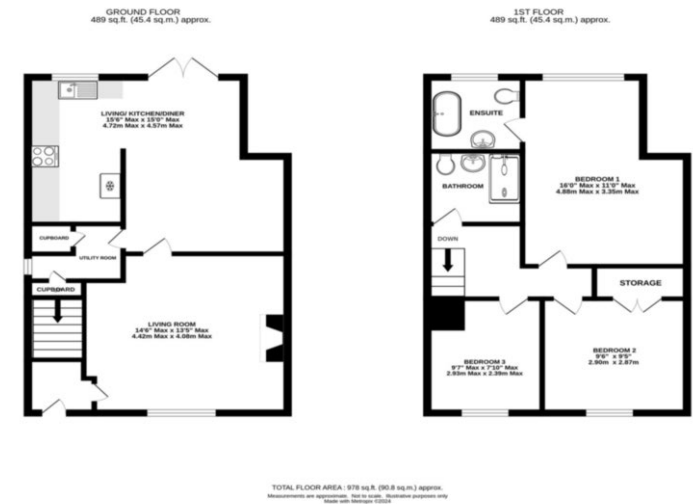
VIEWING

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.

IN FURTHER DETAIL THE ACCOMMODATION COMPRISES GROUND FLOOR



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