



**GASCOIGNE
HALMAN**

2A, GLEN VIEW, CATCHPENNY LANE, LOWER
WITHINGTON

THE AREAS LEADING ESTATE AGENT



2A, GLEN VIEW, CATCHPENNY LANE, LOWER WITHINGTON

£550,000

With the most impressive views over Cheshire farmland, an immaculately presented three bedroom semi-detached home with a large conservatory overlooking the generous south facing rear garden.

A perfect location being ideally located just a short drive to a number of local towns and villages including Holmes Chapel, Knutsford, Alderley Edge and Macclesfield.

This tasteful and well-maintained home has been lovingly enhanced and cared for over the years offering ready to walk into, neutral decor throughout.

The porch to the front provides ample room for storage of boots and coats, opening into the hallway, which leads to most of the ground floor accommodation which briefly comprises of two main reception rooms - a living room with exposed brick fireplace and doors opening to the conservatory, along with a dining room which would also make an ideal downstairs bedroom if required or a home office.

The kitchen is fitted with a range of modern units to one wall, and just off the kitchen is a fantastic breakfast room (comprising of further cupboards matching the kitchen and provides space for appliances so could be used as a utility room) with doors opening to the garden. A very useful downstairs WC is also located off the breakfast room.





To the first floor there are three bedrooms along with a two piece bathroom while the WC is separate to the main bathroom, all of which are as tastefully presented as the ground floor.

Externally, the property is even more impressive, with a driveway providing off road parking for a number of vehicles, large lawned front garden with hedge boundaries, access down the side leads to the rear garden with its hedge boundaries, large paved patio area and a storage shed, the remainder of this stunning garden is mainly laid to lawn, all appreciating a southerly aspect and views over Cheshire farmland.

DIRECTIONS

SK11 9DQ- Catchpenny Lane, Lower Withington

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.

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East band D

ENERGY PERFORMANCE RATING

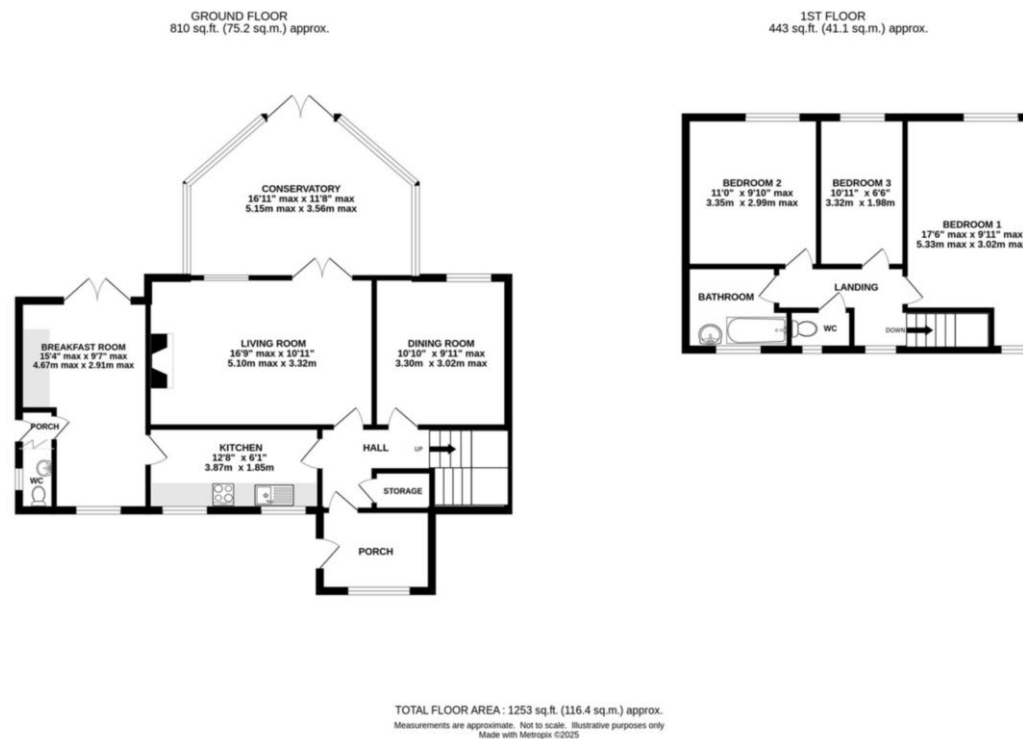
EPC rating E

SERVICES (NOT TESTED)

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

VIEWING

Viewing strictly by appointment through the Agents.



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