

Lach Dennis

Common Lane

IRLAMS of Knutsford

Lach Dennis, CW9 7TB

Common Lane

£850,000









The Property

This immaculately presented, four-bedroom detached family home has been lovingly maintained and improved over the years by the current owners to offer spacious living accommodation in a modern style. The perfect home for a growing family with older children or a dependant relative, this property offers a unique opportunity to make use of a detached self-contained annexe, complete with an open-plan living, dining kitchen, spacious bedroom with en-suite shower room. The main house comes beautifully appointed, with large living room featuring a log-burning stove and double doors opening onto the rear garden. There is also a modern breakfast kitchen with fitted appliances and breakfast island, again with French doors opening onto the rear garden, as well as a principal bedroom with an en-suite shower room. Located in an ever-popular semi-rural position on a leafy road in the heart of the village, the property is in close proximity to Knutsford town centre and offers fantastic transport links to the North West and beyond.

The property is approached via a large stone driveway leading to the front entrance and a large integral garage and entertainment space, all enclosed by mature hedging, offering a degree of privacy. The rear gardens are a lovely feature of the property and of a generous size, with a private aspect and a high degree of privacy. The garden is mainly laid to lawn, with a large patio area accessed from the main reception rooms and a path leading to both the self-contained annexe and garden storage room. The garden is enclosed by a wealth of mature hedging, foliage, feature planting and trees. At the head of the garden is a lovely summer house with a pergola, ideal for enjoying summer evenings with family and friends.

Directions

From Knutsford Town Centre proceed along Toft Road (A50). Take the right turn onto Middlewich Road (B5081) through Lower Peover village. At The Crown public house turn right into Hulme Lane which leads onto Common Lane where the property will be found.

- Immaculately presented detached property situated in a lovely location
- Very spacious & flexible living accommodation
- Four generous bedrooms
- Three bathrooms (one en-suite)
- Large, private, enclosed garden & great entertaining space
- Gated private driveway providing ample off road parking
- Double garage/workshop & Entertaining room
- Separate detached, self-contained, one-bedroom annexe

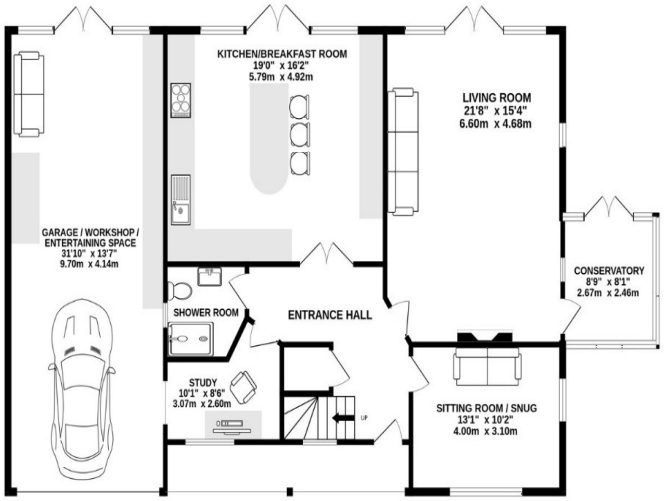
Postcode – CW9 7TB
Tenure – Freehold
Local Authority – Cheshire West & Chester
Council Tax – Band F
EPC - C



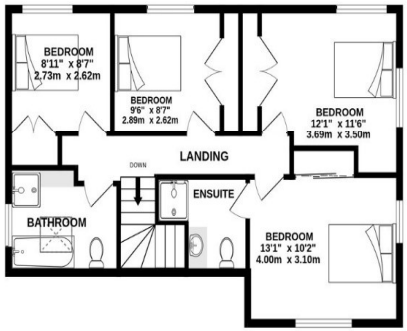




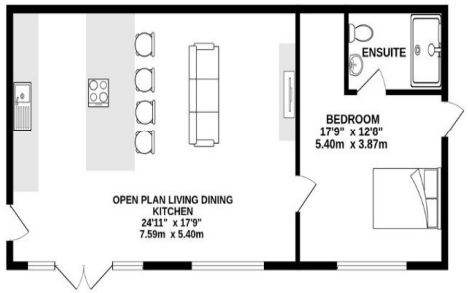
GROUND FLOOR
1593 sq.ft. (148.0 sq.m.) approx.



1ST FLOOR
660 sq.ft. (61.3 sq.m.) approx.



ANNEX
666 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA : 2919 sq.ft. (271.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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