





House - Detached

9 BEECH CLOSE, OLLERTON, KNUTSFORD, WA16 8TD

Offers in the region of

£595,000

FEATURES

- Four bedroom detached family home
- Quiet cul-de-sac position in desirable Ollerton
- Spacious living room with feature log burning stove
- Short drive to Knutsford town centre
- Potential to develop (STPP)

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4 Bedroom House - Detached located in Knutsford

The property is approached via a generous driveway providing off-road parking and access to a substantial detached garage, offering excellent storage or further potential for conversion (subject to the relevant permissions). A covered entrance porch welcomes you into the home and leads through to a spacious central hallway, granting access to the living room, staircase rising to the first floor, dining room and a conveniently located ground floor W/C.

To the front of the property sits the bright and inviting living room, centred around a charming feature fireplace with log-burning stove and timber surround. Large double glazed windows allow natural light to flood the space, creating a warm and comfortable setting. The room flows effortlessly with French doors providing direct access outside and create a lovely connection between the interior living space and the garden beyond.

The ground floor continues with a well-proportioned dining room, perfectly suited for family meals and entertaining guests, with convenient access through to the kitchen. The kitchen itself offers a practical layout with ample cabinetry, integrated appliances and generous worktop space, while a separate breakfast area provides an additional informal dining space with pleasant views of the garden.

Upstairs, the first floor provides four well-proportioned bedrooms, making the property an excellent option for growing families or those requiring flexible home office space. The principal bedroom enjoys a peaceful outlook over the surrounding greenery, while the remaining bedrooms are equally well-sized and versatile.

The bedrooms are served by a three piece family bathroom fitted with a bath and overhead shower, wash basin and W/C, complemented by a large window allowing for excellent natural light and ventilation.

Externally, the property benefits from a mature and private rear garden, bordered by established trees and greenery that provide a pleasant sense of privacy and tranquillity. The garden offers a wonderful space for outdoor relaxation or entertaining during the warmer months.

This home represents a fantastic opportunity to acquire a spacious detached family home in a sought-after Cheshire location, offering generous accommodation and excellent potential for modernisation or extension, subject to the necessary planning permissions.





















TOTAL: 1106 sq. ft, 103 m2

GROUND FLOOR: 615 sq. ft, 57 m2, FIRST FLOOR: 491 sq. ft, 46 m2
EXCLUDED AREAS: GARAGE: 286 sq. ft, 27 m2, PORCH: 52 sq. ft, 5 m2, PATIO: 33 sq. ft, 3 m2,
FIREPLACE: 5 sq. ft, 0 m2, WALLS: 142 sq. ft, 13 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

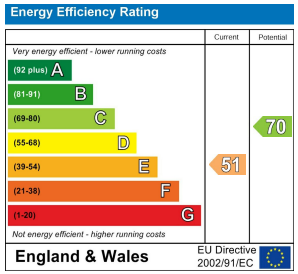
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Council Tax Band

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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