













## 2 Waterless Brook Cottages

Pickmere Lane, Tabley, Knutsford

A modernised three-bedroom semi-rural home on the edge of Knutsford, with landscaped gardens, gated driveway, double garage, conservatory, and excellent access to town and motorways.

Council Tax band: F

Tenure: Freehold

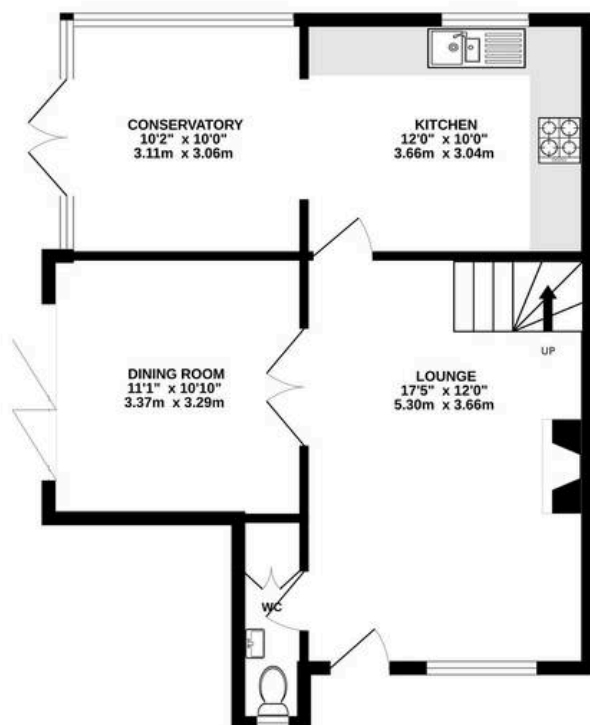
EPC Energy Efficiency Rating: TBC

- NO ONWARD CHAIN – Offering the opportunity for a straightforward purchase
- BEAUTIFULLY PRESENTED THREE-BEDROOM HOME – Thoughtfully modernised and immaculately maintained throughout
- DESIRABLE SEMI-RURAL TABLEY LOCATION – Enjoying attractive surrounding views, just five minutes from Knutsford and minutes from the motorway network
- IMPRESSIVE GATED PLOT – Electric gates, ample driveway parking and beautifully landscaped, manicured gardens
- SUBSTANTIAL BRICK-BUILT DOUBLE GARAGE – Benefiting from an electric garage door
- STYLISH WELL-EQUIPPED KITCHEN – Featuring Neff appliances and a Quooker tap, flowing into a light-filled conservatory
- GENEROUS SITTING ROOM WITH LOG BURNER – Complemented by a separate dining room and excellent natural light throughout
- SUPERB OUTDOOR LIVING SPACE – Two private patio areas, established planting, rear garden floodlighting and external lighting

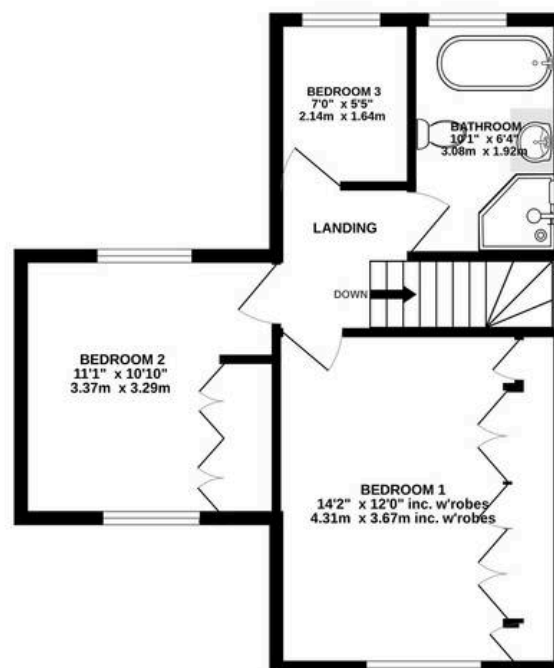




GROUND FLOOR  
590 sq.ft. (54.8 sq.m.) approx.



1ST FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



2ND FLOOR  
306 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA : 1358 sq.ft. (126.2 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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