



Mere
Hoo Green Lane



The Property

This immaculately presented three-bedroom semi-detached property has been thoughtfully improved by the current owner, creating light, spacious and versatile accommodation finished to an exceptional standard. Particular mention must be made of the impressive open-plan breakfast kitchen, complete with a central island and bi-fold doors opening onto the private rear garden, the separate family room and downstairs WC, the contemporary bathroom suite with illuminated handwash basin, as well as the well-proportioned bedrooms and loft room, ideal for home office or occasional guest accommodation.

The property also benefits from planning permission for a first floor extension, offering excellent scope to significantly increase the accommodation if desired. Further details are available via the Cheshire East Planning Portal using Application Reference Number: 25/1889/HOUS.

Located in a sought-after semi rural position with uninterrupted views over adjoining countryside, a short drive to the cosmopolitan town of Knutsford whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached via a gated stone driveway providing ample off-road parking. To the rear is a generous private garden, accessed directly from the breakfast kitchen. Laid to lawn in the main there is a flagged patio, ideal for outdoor dining, all enclosed by modern timber fencing. At the far end of the garden, a charming timber pergola provides the perfect spot for alfresco dining and enjoying the private aspect with family and friends.

Directions

From Knutsford Town centre proceed along Manchester Road (A50) for approx. 2.7 miles passing Cottons Hotel & Spa and The Mere Golf Resort & Spa. After passing The Kilton public house turn left into Hoo Green Lane where the property will soon be seen.

Mere, WA16 0QE
Hoo Green Lane
Offers over £475,000

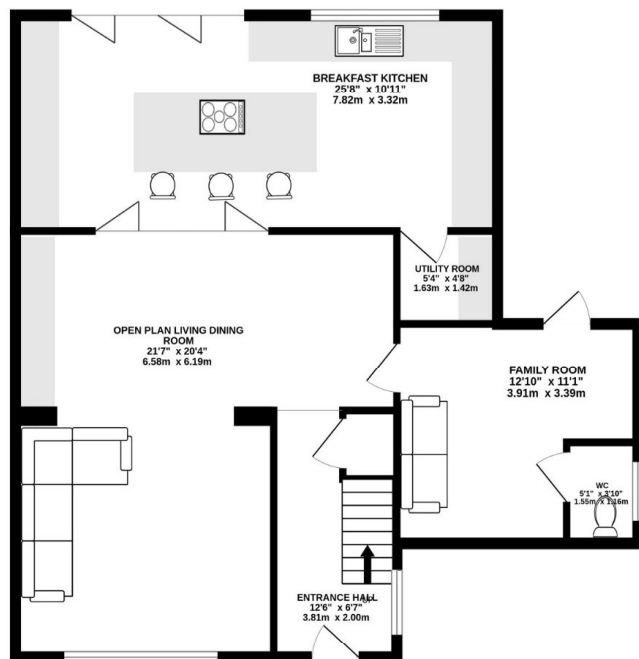


- Immaculately presented semi-detached property situated in a lovely semi-rural location
- Spacious & flexible living accommodation
- Stunning dining kitchen with integrated appliances & separate utility room
- Downstairs WC
- Three bedrooms plus loft room/occasional bedroom
- Contemporary shower room
- Private, enclosed garden
- Gated driveway providing ample off road parking
- Planning permission granted for first floor extension

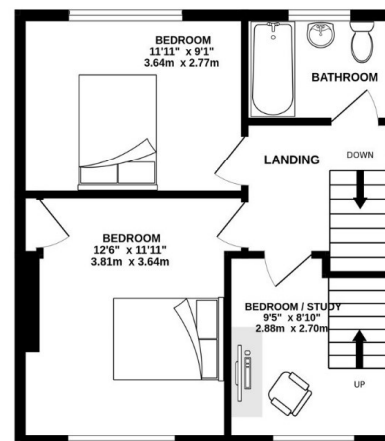
Postcode – WA16 0QE
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band C
EPC - D



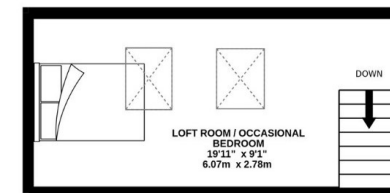
GROUND FLOOR
881 sq.ft. (81.9 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.5 sq.m.) approx.



2ND FLOOR
181 sq.ft. (16.8 sq.m.) approx.



TOTAL FLOOR AREA : 1488 sq.ft. (138.3 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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