



Over Peover
Parkgate Avenue


IRLAM
of Knutsford



Over Peover, WA16 8TX

Parkgate Avenue

£595,000



The Property

This beautifully presented four-bedroom, two-bathroom, semi-detached property has been much extended and refurbished over the years to now provide light, spacious and flexible living accommodation in a modern style. Particular mention must be made of the open-plan Living Dining Kitchen with fitted appliances and French doors to the garden, the master bedroom with triple aspect windows and en-suite shower room as well as the generous Living room and separate utility space.

Located in a super position towards the end of a no-through road in the heart of Over Peover village, overlooking open countryside and a short walk to The Dog public house whilst being well positioned for all major network links to the Northwest and beyond.

The property is approached through timber gate over a flagged pathway leading through lawned garden with feature planting to the front entrance. Gated driveway to side provides ample parking with access to integral garage and courtesy gate to side. The rear gardens are a lovely feature of the property, being generous in proportions

with a private, open aspect overlooking open countryside. Laid to lawn in the main with a range of well stocked shaped borders containing a wealth of different plants and foliage, all fully enclosed by timber fencing and mature hedging. Stoned patio area off, accessed via the Living Dining Kitchen provides ideal opportunity for alfresco dining and enjoying the lovely aspect.

Directions

From the roundabout in Canute Square travel along King Edward Road (A50) through the traffic lights passing the railway station. Leave the town passing through Toft. Turn left onto Stocks Lane, adjacent to The Whipping Stocks public house. Continue along Stocks Lane and just before reaching the Parkgate public house on the left hand side, turn right onto Parkgate Avenue where the property can be found on the left hand side.

- Beautifully presented semi-detached property situated in a lovely semi-rural location
- Spacious & flexible living accommodation
- Living, dining kitchen with integrated appliances & separate utility room
- Downstairs WC
- Four generous bedrooms
- Two bathrooms (one en-suite)
- Private, enclosed garden with stunning open countryside views
- Driveway providing ample off road parking
- Garage

Postcode – WA16 8TX

Tenure – Freehold

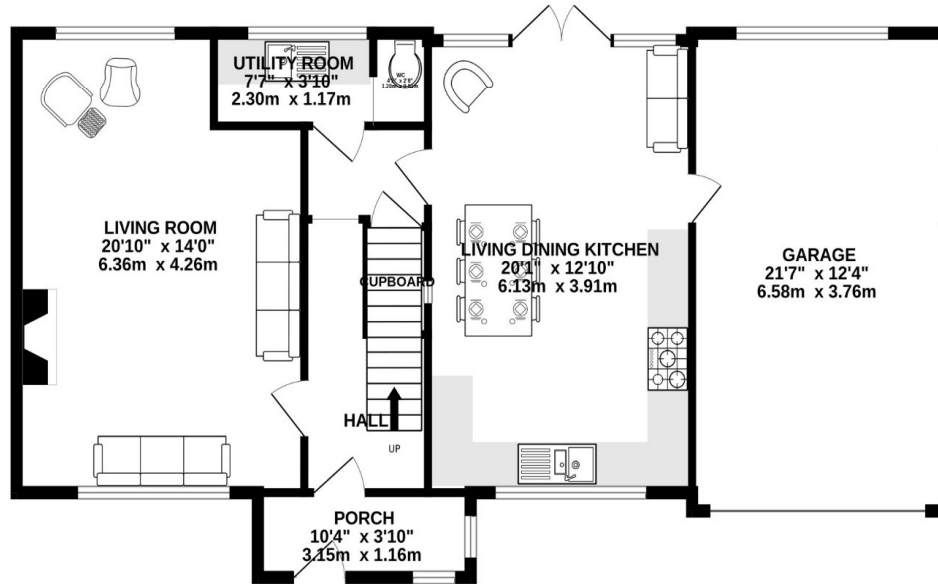
Local Authority – Cheshire East

Council Tax – Band D

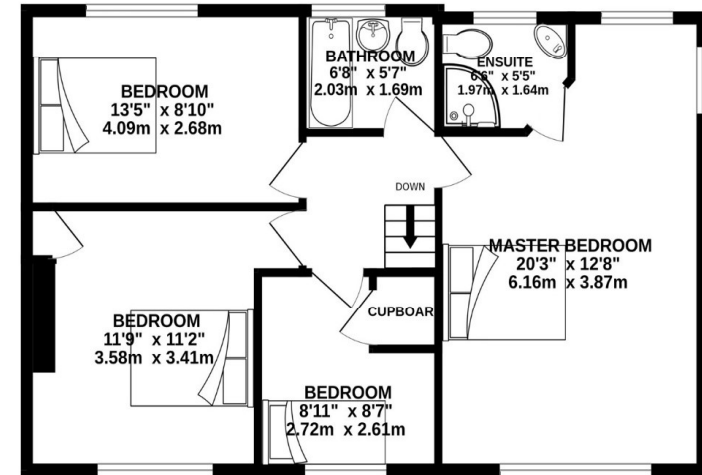
EPC - TBC



GROUND FLOOR
973 sq.ft. (90.4 sq.m.) approx.



1ST FLOOR
669 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA : 1642 sq.ft. (152.6 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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