



**GASCOIGNE  
HALMAN**

CHESTER ROAD, MERE

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THE AREAS LEADING ESTATE AGENT



## CHESTER ROAD, MERE

An attractive Detached Bungalow in prime Mere location. Situated in highly desirable Mere and ideally positioned within close proximity to Knutsford, Altrincham, Hale, and Lymm, this attractive double-gated detached bungalow is sure to capture the interest of a wide range of buyers.

Occupying a sought-after plot of approximately 0.3 acres and offering nearly 2,000 sq. ft. of versatile living space, this substantial home is further enhanced by a fabulous, expansive rear garden with a generous patio area perfect for entertaining.

Tucked away along a quiet service lane off Chester Road, the bungalow sits among a number of properties that have been redeveloped in recent years. As such, it offers exciting potential for a bespoke redesign or rebuild, subject to the necessary planning consents.

The impressive accommodation is centered around a welcoming hallway that clearly separates the formal living areas from the bedroom wing. The spacious living room is complemented by a well-appointed kitchen with pantry, and an additional sitting room overlooking the rear garden. A cloakroom/WC is also conveniently accessed from an inner hallway which grants access into the garage.

The property has been well maintained over the years, with recent upgrades to the main bathroom and en-suites. However, they now afford buyers the opportunity to complete to individual taste and design.

Externally, the property is approached via twin gates that open to a sweeping driveway leading to an integral garage. The generous rear garden, with its well-tended lawn and ample seating area, provides a tranquil setting and excellent scope for future extension.





## **DIRECTIONS**

SAT NAV: WA16 6LF

## **LOCATION**

Mere is arguably North Cheshire's finest and most prestigious residential locations synonymous with Mere Golf and Country Club and commuter facilities alike. Excellent connections are available at the nearby M6 and M56 motorway network and Manchester International Airport. The rail station at Knutsford, Hale or Altrincham provide further commuter services to Manchester and surrounding commercial centres along with the Metro in Altrincham. For the sports person, the Country Club and Golf Course provides excellent sporting facilities. First class educational facilities cater for children of most ages in both the state and private sectors.

## **TENURE**

Freehold

## **SERVICES (NOT TESTED)**

All mains are connected, but services have not been tested and you are advised to make your own enquiries and/or inspections.

## **LOCAL AUTHORITY**

Cheshire East Council Tax: G

## **ENERGY PERFORMANCE RATING**

F

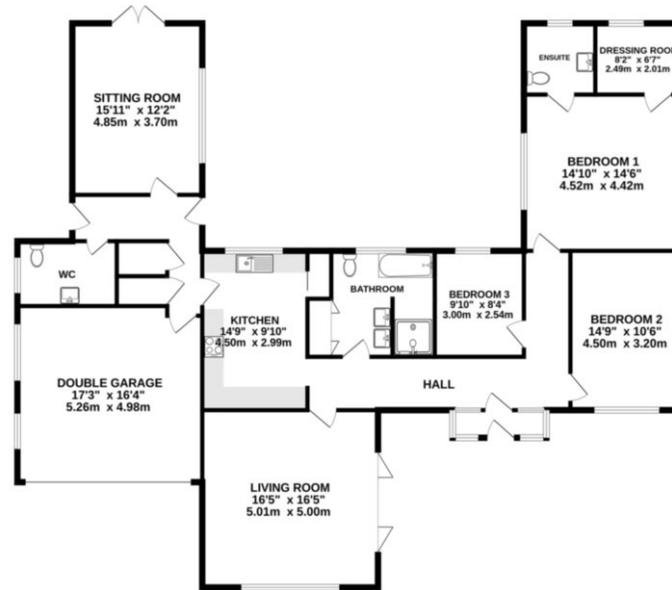
## **TOTAL FLOOR AREA**

1947 SQFT approx

## **VIEWINGS**

Viewing strictly by appointment through the Agents.

GROUND FLOOR  
1947 sq.ft. (180.9 sq.m.) approx.



TOTAL FLOOR AREA: 1947sq ft. (180.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with LettingPro (2023)

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