



Available NOW

Three Reception Rooms

Two Smart Shower Rooms (one en-suite)

Attractive Detached Property

Four Bedrooms with Fitted Furniture

Double Garage with Loft Room



Introduction

Available NOW

A most attractive double fronted detached property with three reception rooms, four bedrooms, two shower rooms (one en-suite) and detached double garage with a generous versatile room above. Set on a sought-after cul-de-sac in a fabulous location for Knutsford town centre and the heath. NB: The property has been redecorated throughout and the addition of new carpets. The tour starts with a welcoming hallway giving access to both lounge, dining room and ground floor WC. The spacious lounge provides a central feature fireplace to give the room a main focal point. Double doors open to the substantial orangery, which is located to the rear aspect, a most versatile room with French style doors opening onto the pleasant low maintenance rear garden. The well-planned kitchen offers a range of white high-gloss units and several built-in appliances. The ground floor is completed with a separate dining room located to the front aspect. The first floor landing leads to the four bedrooms all of which offer built in wardrobes. The master bedroom provides an extensive range of fitted furniture and a smart three-piece en-suite shower room, whilst the remaining bedrooms are serviced by a second smart three piece shower room. Externally: The property sits behind a low level boundary wall with striking wrought iron railings. The extensive block paved private driveway delivers ample off road parking and in turn leads to the detached double garage. The double garage also benefits from stairs leading to the loft room, great for storage or games room, the garage is completed with twin remote entry doors and a ground floor WC.

EPC Rating C

Council Tax Band – F Cheshire East

Deposit - £2,800.00

Reservation Fee - £646.15 Subject to Terms & Conditions

Available: Long Term Only, Minimum 12 Months

Available: Un-Furnished

Sorry No Smokers

ACCOMMODATION

Hallway

Giving access to lounge, dining room and WC.

Lounge 17' 0" x 11' 2" (5.18m x 3.40m)

A spacious lounge with double French style doors opening to the orangery. The attractive feature fireplace gives the room a lovely main focal point.

WC

Delivering a matching two piece suite comprising: Low level WC and pedestal hand wash basin.

Dining Room 11' 5" x 8' 8" (3.48m x 2.64m)

Located to the front aspect is the versatile dining room, completed with useful understairs cupboard, laminate flooring and door to kitchen.

Kitchen 8' 8" x 11' 8" (2.64m x 3.55m)

Delivering a range of matching high gloss white, wall, drawer and base units, with contrasting work surface flowing round. Integrated appliances include: Five ring gas hob with extractor over, built in double electric oven, slimline dishwasher and integrated larder style fridge freezer. Completed with tiled flooring and opening through to the orangery.

Orangery 10' 7" x 15' 1" (3.22m x 4.59m)

An excellent addition to the property, a great versatile room located to the rear aspect. Double french doors open to the rear garden with twin windows and two skylight windows all allowing natural light to fill the room. Completed with tiled flooring and two vertical radiators.

Landing

Giving access to all bedrooms and shower room. NB: No access to the loft will be granted.

Master Bedroom 11' 10" x 8' 5" (3.60m x 2.56m)

Located to the front aspect is the good size main bedroom, delivering an extensive range of modern fitted furniture to provide storage in abundance.

Master En-suite Shower Room 11' 10" x 8' 5" (3.60m x 2.56m)

The smart en-suite delivers a matching three piece suite to comprise: walk in wet room style shower with mains mixer dual head showers, one fixed drencher and a traditional riser shower, hidden cistern WC and smart mid level vanity unit with storage and home to the hand wash basin. Completed with complimentary tiled walls, and heated tiled flooring.

Bedroom Two 9' 10" x 8' 8" (2.99m x 2.64m)

Located to the front aspect with a range of built in bedroom furniture to deliver excellent storage.

Bedroom Three 8' 7" x 6' 0" (2.61m x 1.83m)

Located to the rear aspect is the good size single bedroom with a built in double wardrobe.

Bedroom Four 8' 7" x 7' 4" Maximum L-shaped (2.61m x 2.23m)

Located to the rear aspect is the fourth single bedroom, with built in double wardrobe.

Main Shower Room

A good size main shower room delivering a matching three piece suite to comprise: Walk in wet room style shower with mains mixer dual head showers, one fixed drencher and a traditional riser shower. Hidden cistern WC and smart mid level vanity unit with storage and home to the hand wash basin. Completed with complimentary tiled walls, heated tiled flooring and automatic lighting.



Externally

Double Garage 16' 3" x 16' 4" Internal (4.95m x 4.97m)

Access is gained via a front courtesy door, with stairs ascending to the garage loft room, ideal storage, games rooms or home office. The main garage entrance is via twin remote controlled doors open to the generous sized garage, with light and power and access to the WC.

Garage WC

Delivering a matching two piece to comprise: Low level WC and pedestal hand wash basin.

Gardens

The property sits behind a low level boundary wall with attractive wrought iron railing. The block paved driveway delivers ample private off road parking and leads to the double garage. The rear garden has been designed with low maintenance in mind. The substantial paved patio delivers an area to sit and enjoy the surrounding and water feature.

Tenant Information

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Location

Knutsford is a vibrant Cheshire town, with the main two town centre streets, Princess Street (also known locally as Top Street) and King Street lower down (also known as Bottom Street), forming the hub of the town, offering an array of independent retail, cafes and restaurants along with more branded names. At one end of King Street is an entrance Tatton Park, perfect for a countryside walk or to visit the Tatton estate. Knutsford is ideal for the commuter with junction 17 of the M6 motorway net work being close by, along with a main line train station to Manchester city centre and Manchester international airport.



Directions

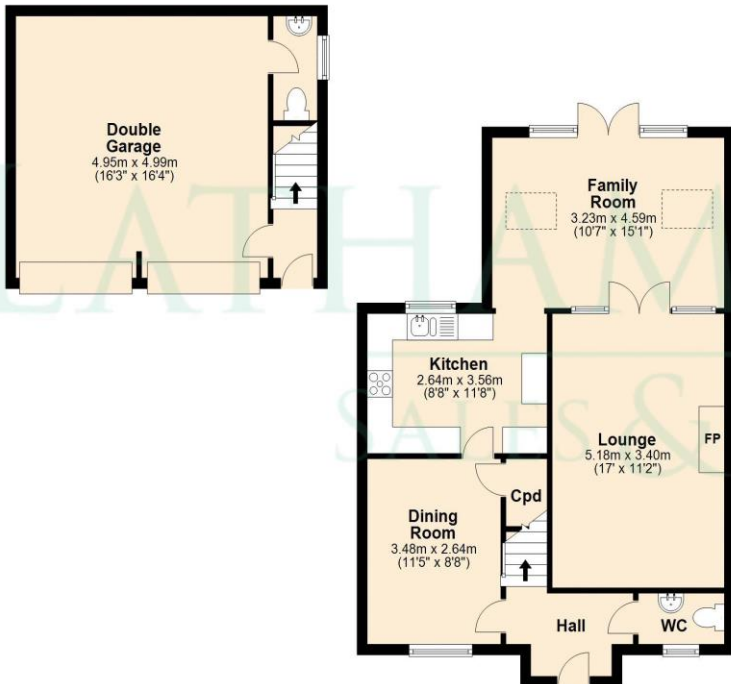
From our office 16 The Square, Holmes Chapel. CW4 7AB, travel north on the A50, which leads to the centre of Knutsford. Once at the roundabout take the 2nd exit into Northwich Road (A5033) continue along past The Heath on the right hand side, taking the first right hand turn into Ladies Mile. Take the first left into Heath Drive, where the property can be found on the right-hand side, easily identified by our Latham Estates To Let Board.

Post Code; WA16 0WS

Viewing Strictly by Appointment



Ground Floor



First Floor



IMPORTANT NOTE TO TENANTS: Please Note: Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas are approximate as have been taken as a guide or supplied by the Landlord and therefore cannot be used to form any part of a contract and/or as fact. Fixtures, fittings and other items are **NOT** included unless specified in these details. Please note that any services, heating systems or appliances have **NOT** been tested and no warranty can be given as to their working order.

Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017

Intending tenants will be asked to produce identification when an application is made.

We would ask for your co-operation in order that there will be no delay in agreeing the tenancy.