



MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

**** MUST BE VIEWED ****A most attractive 3/4 bedroom exceptionally well maintained detached dormer bungalow nestling in a large mature plot (0.21 acres) benefitting from far reaching rural views to the front and the rear.

DESCRIPTION

A most attractive 3/4 bedroom exceptionally well maintained detached dormer bungalow nestling in a large mature plot (0.21 acres) benefitting from far reaching rural views to the front and the rear. The property offers a good level of accommodation (approximately 155 sq ft) which would suit either a growing family or downsizer. There is a large garage/outbuilding which could be utilised as work from home unit or alternatively there is Planning Permission to create a granny annex (17/5850M). Although the property offers rural living it is within easy walking distance of the center of Moberley village.

ENTRANCE PORCH

A uPVC double glazed door with side window, tiled floor, leaded door with leaded side panels to :

HALL

With a wooden floor, storage cupboard, central heating radiator with thermostat, storage cupboard, stairs ascend to first floor.

BREAKFASTING KITCHEN

Fitted with a range of base and wall units with worktops over, incorporating 1 1/2 bowl sink unit with a mixer tap, built in electric oven and grill, induction hob,, space and plumbing for dishwasher and washing machine, built in fridge/freezer, wooden floor, central heating radiator with thermostat, uPVC double glazed door and window to:

CONSERVATORY

With a wooden floor, uPVC double glazed construction built on a brick base, doors to the outside.

BATHROOM

Comprising of a walk in shower cubicle, wash hand basin with cupboard below, low level WC, tiled walls, uPVC double glazed windows to the rear, chrome towel rail radiator

BEDROOM 1

With a uPVC double glazed window to the rear, central heating radiator, TV point

DINING ROOM/ BEDROOM 4

With a uPVC double glazed window to the front, TV point, wooden floor, central heating radiator with thermostat

FIRST FLOOR LANDING

With a Velux window to the rear elevation.

BEDROOM 1.

With a Velux window to the rear, central heating radiator with thermostat and TV point.

SHOWER ROOM

With a Velux window to the front, Low level WC, pedestal wash hand basin, walk in shower cubicle, fully tiled walls.

BEDROOM 3

With a Velux window to the rear, central heating radiator with thermostat

EXTERIOR

To the front a block paved driveway extends to the side with further paving allowing for off street parking for several cars and leads to the garage with doors to the front and side. The front garden is laid mainly to lawn.

The rear garden is laid mainly to lawn with well stocked borders, a greenhouse and blocked paved patio area. The are lovely open views to both the front and rear

EPC

41 / 84 E

SERVICES

We believe the following services to be connected to the property : Gas, electricity, water and mains drainage, sewerage is via a septic tank

TENURE

We believe the property to be Freehold

VIEWINGS

Strictly by appointment with the agents Knutsford Office
Telephone number: 01565 621624

MARKET APPRAISAL

"Thinking of Selling"?

Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice.

For whole of market advice with access to numerous deals and exclusive rates not available on the high street please contact one of our sales team today on 01565 621624, pop in to chat further at our Knutsford office at 1 Princess Street, Knutsford WA6 6BY or email us if more convenient and we can discuss your requirements further.

Your home may be repossessed if you do not keep up repayments on your mortgage.