

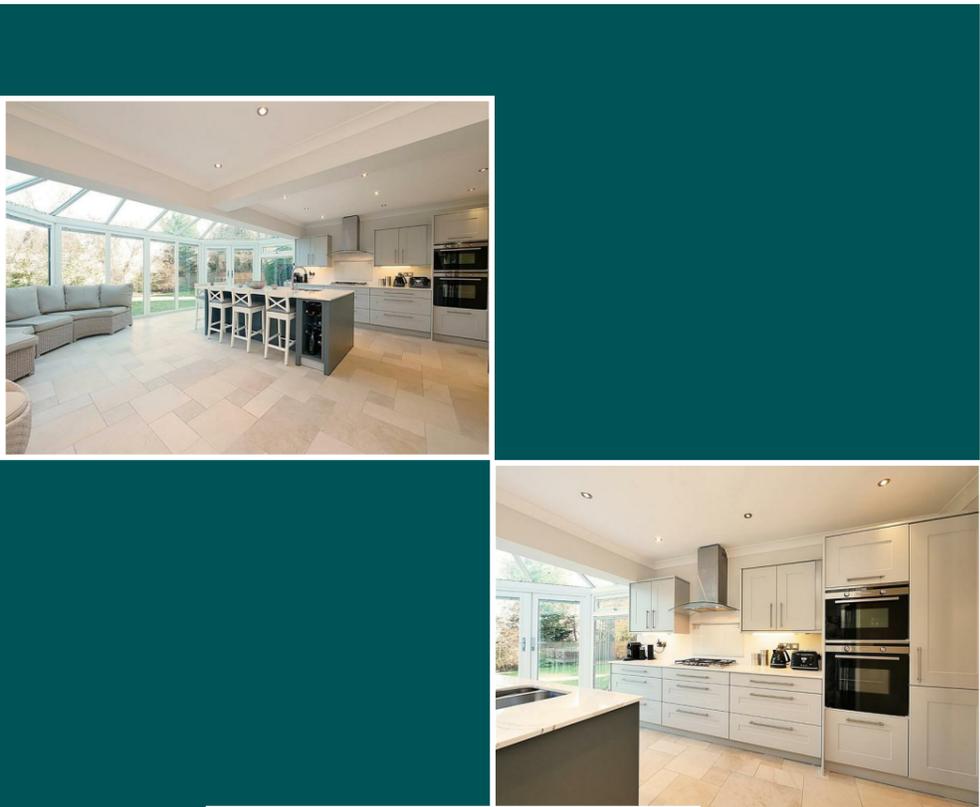
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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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£775,000



OAK HOUSE
7 BEGGARMANS LANE
KNUTSFORD
WA16 9BE

4 2 3 D
COUNCIL TAX BAND: F



An extended and beautifully presented four bedroom detached family house, situated on a desirable tree lined road overlooking open fields within a stones throw of Bexton Primary School, offering spacious and stylishly appointed accommodation, including a superb open plan kitchen and living space plus two further reception rooms.

HALLWAY

Composite entrance door to front and parquet flooring, double glazed window to front, and oak staircase to the first floor. Glazed door leading into :

LOUNGE

Double glazed bay window to front with plantation shutters, feature living flame gas inset fireplace, double glazed sliding patio doors to the rear, and parquet flooring

DINING ROOM

Double glazed sliding patio door to the rear, and glazed door allowing access into the hallway.

UTILITY ROOM

Door from the hallway. Space and plumbing for washing machine, and wall and floor mounted units incorporating a single sink unit with mixer tap. Door into :

GARAGE

With remote controlled up and over door , power and double glazed door to outside, wall mounted gas central heating boiler.

CLOAKROOM

With low level WC, wall mounted vanity wash hand basin, part tiles walls, extractor fan and tiled floor.

DINING/KITCHEN

A superb open plan kitchen and living space open to a large glazed extension, fitted with an attractive range of base and wall mounted units with worktops over, incorporating a 5 ring gas hob with extractor hood above, built-in double electric oven. Central island incorporating 1 1/2 bowl stainless steel sink and integrated dishwasher. Housing for a large American style fridge/freezer, tiled floor. Double glazed doors to front and rear elevation. Under floor heating.

FIRST FLOOR LANDING

Double glazed window to front and doors allowing access into all bedrooms.

MASTER BEDROOM

Double glazed window to the rear, and range of sliding mirror door wardrobes. Built-in cupboard and door allowing access into:

EN SUITE

With a low level WC, vanity wash hand basin with cupboard beneath, corner fitted shower cubicle, with dual shower heads, fully tiled walls, heated chrome towel radiator and double glazed window to rear.

BEDROOM 2

Double glazed window to the front.

BEDROOM 3

Double glazed window to the rear and built-in cupboard.

BEDROOM 4

Double glazed window to the front and built -in cupboard.

FAMILY BATHROOM

Double glazed windows to side elevation, fully tiled walls, tiled floor, walk-in corner shower cubicle with dual shower heads, vanity wash hand-basin with drawers beneath, contemporary upright radiator, panelled bath with a central mixer tap and shower head.

EXTERNAL

The property is fronted by a double width block paved driveway allowing extensive off road parking. There is a lawn garden to the front, and double gates allow access to a private courtyard/ patio area, a great entertaining area which could be utilised for a secure storage for a motor-home or caravan. A further gate allows access to the rear garden which is private in aspect being mainly laid to lawn, with a flagged patio area and further decked seating area. The garden enjoys a high amount of privacy, not being overlooked with well established borders planted with shrubs.

EPC

67/76 D

SERVICES

We believe the following services to be connected to the property : Gas, electricity, water and mains drainage

TENURE

We believe the property to be freehold

VIEWINGS

Viewing is strictly through the selling agent by telephoning 01565 621624.

MARKETING APPRAISAL

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