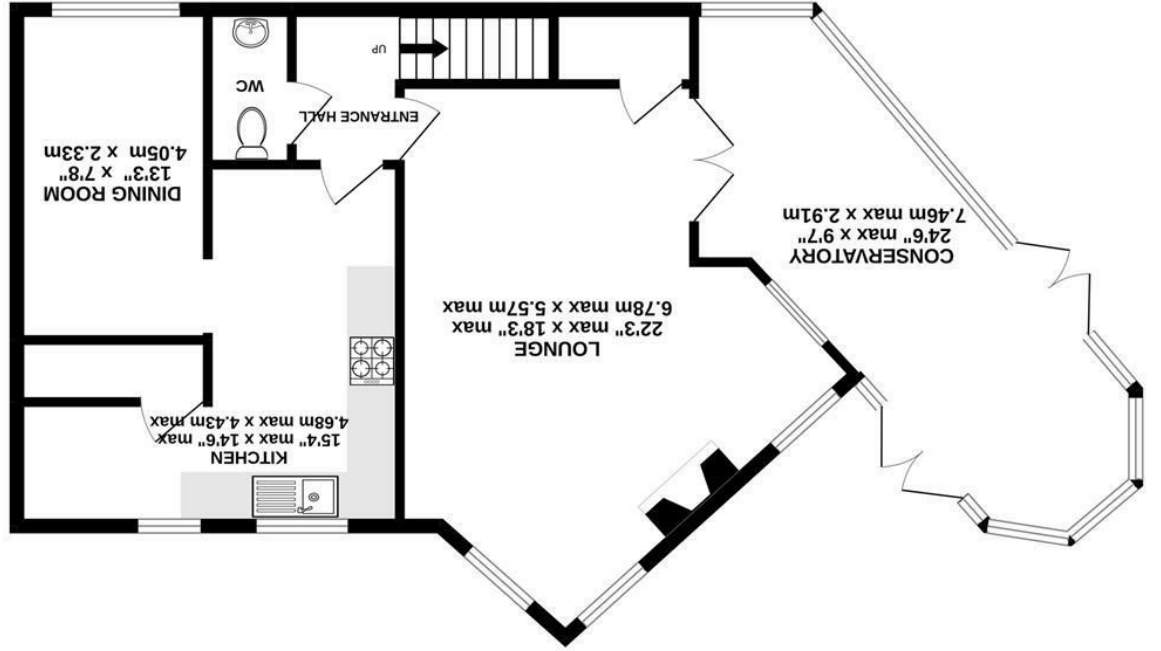


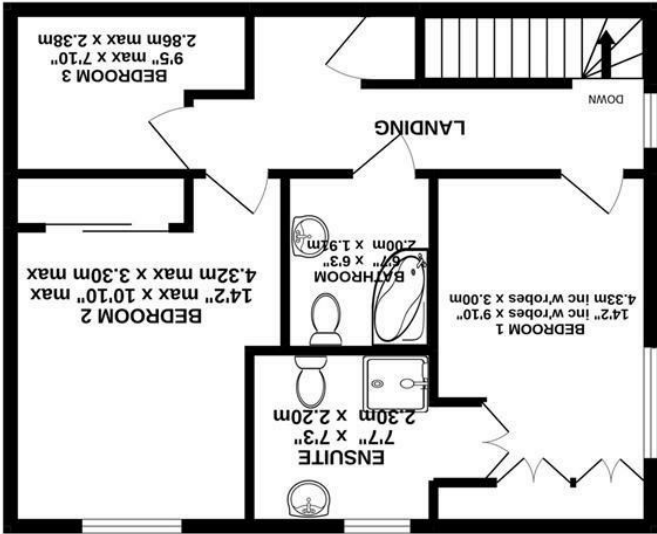
MISREPRESENTATION ACT 1967.
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 T. 01565 621624

TOTAL FLOOR AREA : 1421 sq.ft. (132.0 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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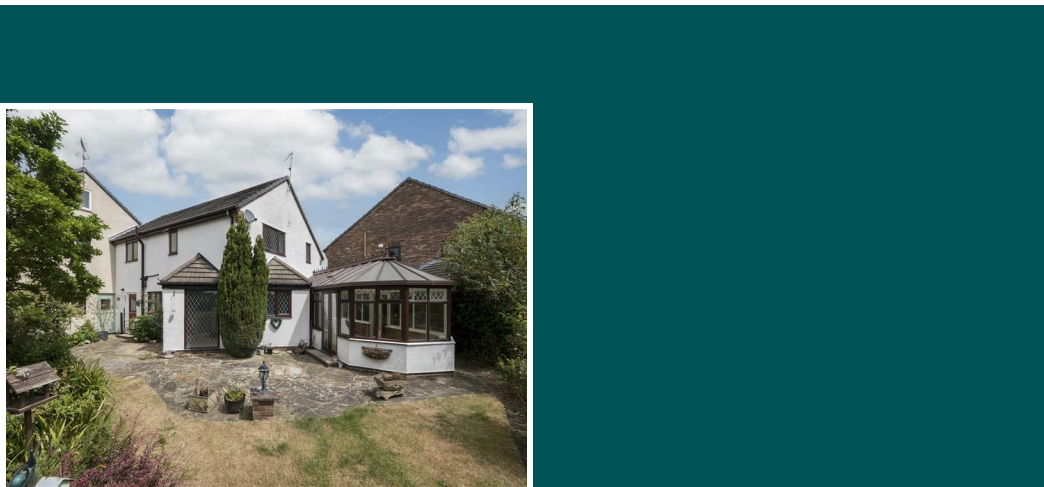
GROUND FLOOR 861 sq.ft. (80.0 sq.m.) approx.



1ST FLOOR 560 sq.ft. (52.0 sq.m.) approx.



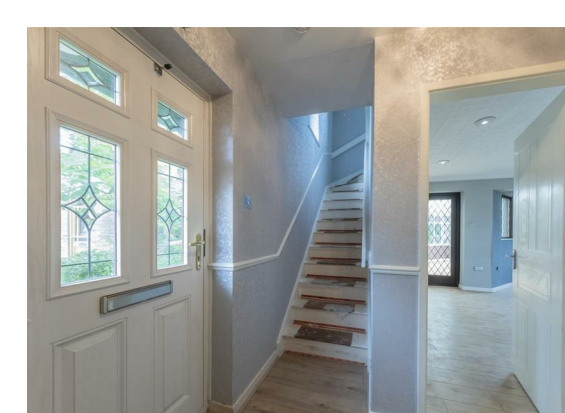
£380,000



THE COTTAGE
6 MERHAVEN CLOSE
PICKMERE
KNUTSFORD
WA16 0LP



COUNCIL TAX BAND: E



A spacious three bedroom semidetached house, forming part of a charming cul-de-sac development, offering fantastic scope for improvement, and benefiting from part ownership of an adjoining 3.7acre field which fronts on to a lake.

SUMMARY

9 Merehaven Close is a charming semi detached modern mews house, situated towards the end of a cul-de-sac which comprises of similar style attached and detached properties.

The property requires some updating, however offers a fantastic opportunity to create a magnificent home.

Accommodation is well balanced and particularly spacious, being laid over two floors. On the ground floor level there is fitted kitchen open to a dining room, a large sitting room which in turn leads to a very generous conservatory extension. On the first floor level there are three bedrooms including two very good sized doubles, one which is en-suite, with the two smaller bedrooms sharing the use of a family bathroom.

The property boasts generous landscaped gardens which are open to a beautiful 3.7 acre paddock, which is owned by 9 residents of the close, that enjoys frontage onto the lake. To the front there is a communal green which is owned by 15 residents of the close.

ENTRANCE HALL

Composite double glazed entrance door to front, wood effect flooring and stairs leading to the first floor.

WC

Low-level WC and wall hung wash basin. Wood effect flooring.

KITCHEN

Fitted with a matching range of traditional style oak effect cabinets, with contrasting black granite worktops, incorporating an undermount 1 and a half bowl stainless steel sink with a mixer tap and a four ring electric hob, with a double electric oven below and concealed extractor fan above. Built-in under counter refrigerator and separate freezer. Double glazed window and stable door to the rear. Open archway to:

DINING ROOM

Double glazed window to front and space for a large dining table.

SITTING ROOM

A large principal reception space with dual aspect windows enjoying magnificent views towards the lake. Adams style fireplace with connection for an electric fire. Built-in storage cupboard with access to understairs. Glazed double doors to:

CONSERVATORY

Enjoying splendid views over the adjoining field towards the lake with direct access to the rear garden via double doors.

FIRST FLOOR LANDING

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

BEDROOM ONE

Double glazed window to the rear enjoying wonderful views towards the lake. Range of built-in bedroom furniture comprising of wardrobes, cupboards, drawers and a dressing table, with concealed access into:

EN-SUITE SHOWER ROOM

Fitted with a four piece suite, comprising of a tiled shower enclosure, pedestal wash basin, low-level WC and a bidet. Double glazed window to the side.

BEDROOM TWO

A generous double bedroom with a a double glazed window and built-in bedroom furniture including a range of wardrobes to one wall with sliding mirrored doors.

BEDROOM THREE

Arched double glazed window to the front.

BATHROOM

Fitted with a three-piece suite which comprises of a large corner bath with mixer tap and electric shower over, pedestal wash basin and low-level WC.

OUTSIDE

To the front of the property is a block paved driveway providing a tandem parking space.

The rear garden has been landscaped for low maintenance and it's laid mostly with natural stone flags, and incorporates an abundance of natural and hard landscaped features, including a superb barbecue area which is partially enclosed with a built in barbecue and bench seating. The rear garden is open to the paddock which provides a pleasant walk down to the Lakeside.

9 Merehaven Close is a charming semi detached modern mews house, situated towards the end of a cul-de-sac which comprises of similar style attached and detached properties.

TENURE

We understand that the property is freehold.