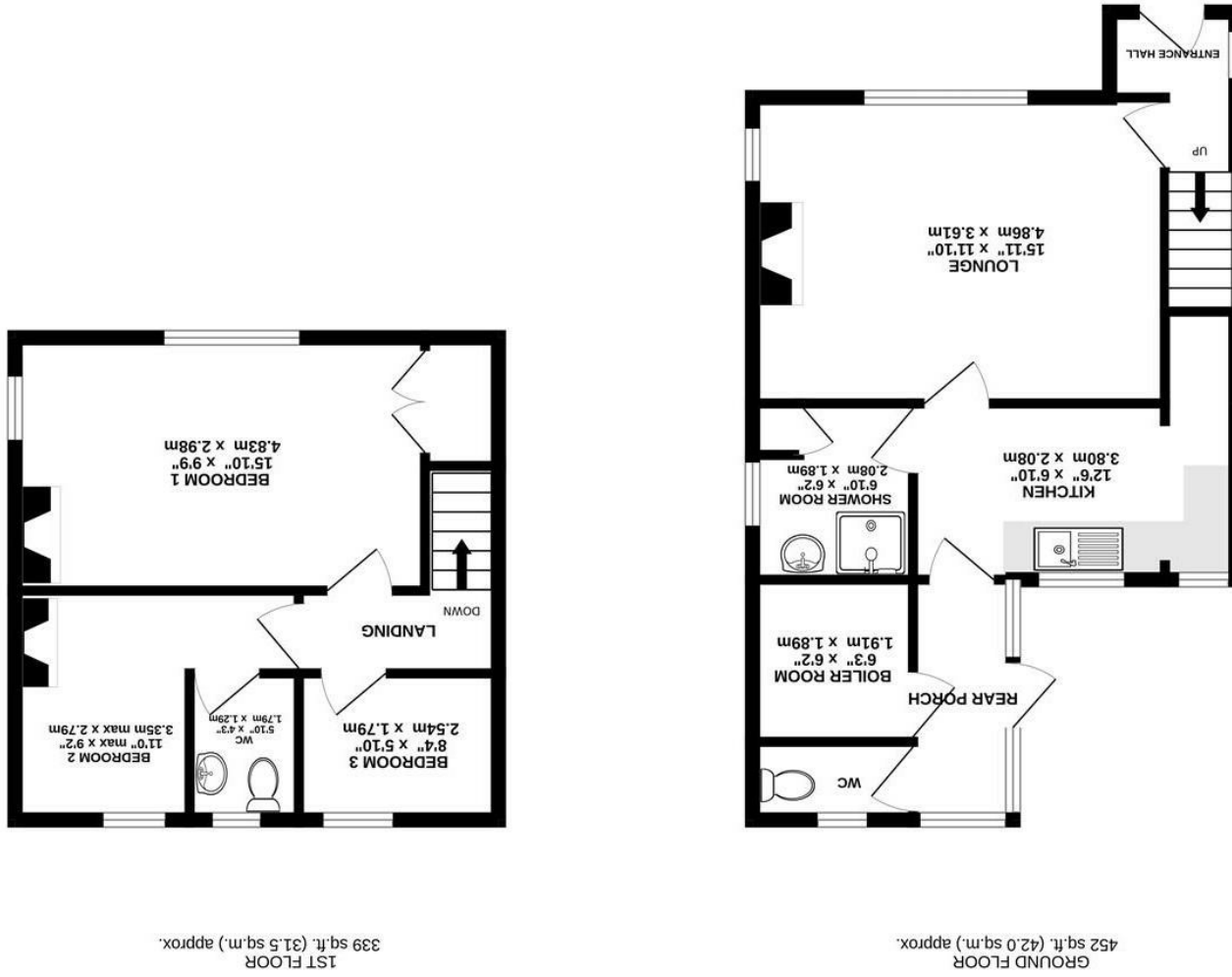
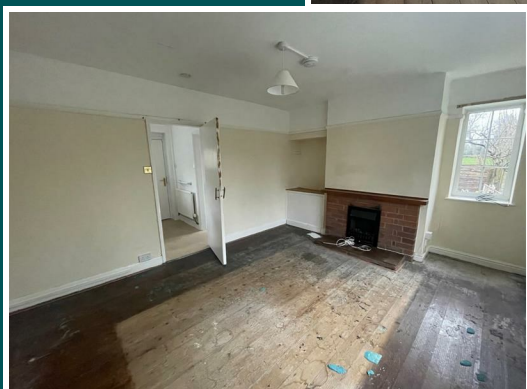
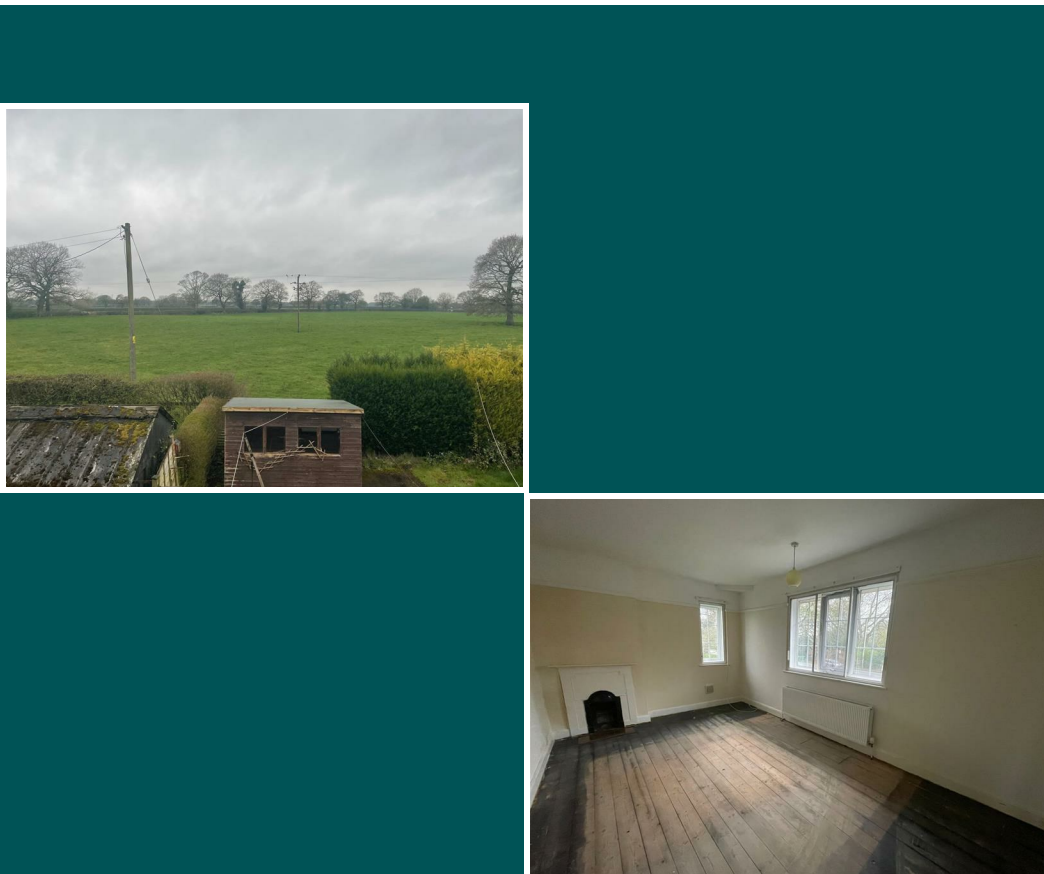


MISREPRESENTATION ACT 1967.  
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£225,000



CHARLBURY CHESTER ROAD  
 TABLEY  
 KNUTSFORD  
 WA16 0HH

3 1 1 D  
 COUNCIL TAX BAND: D





A well proportioned three bedroom semi detached house occupying a spacious plot on the outskirts of Knutsford. In need of modernisation throughout, an excellent opportunity for investors, developers and owner occupiers alike.

#### **ENTRANCE HALL**

UPVC double glazed entrance door, stairs rising to first floor, ceiling mounted light fitting, single panel radiator, door to:

#### **LIVING ROOM**

UPVC double glazed windows to front & side elevations, double panel, radiator, ceiling mounted light fitting, picture rail, fireplace with quarry tiled hearth (not tested) door to:

#### **KITCHEN**

UPVC double glazed window to rear elevation, range of wall and floor mounted kitchen units with a roll top preparation surface, single, stainless steel sink with drainer unit and mixer tap, door to under stairs storage, single panel radiator, ceiling mounted light fitting, door to shower room and door to covered rear entrance.

#### **SHOWER ROOM**

UPVC double glazed obscured glass window to side elevation, pedestal wash basin with mixer tap, airing cupboard, single panel radiator, shower enclosure with Mira electric shower fitting.

#### **REAR PORCH**

UPVC and timber construction with side aspect door door to WC and door to store, housing central heating boiler.

#### **WC**

Window, high-level WC, part tiled walls.

#### **STORAGE**

Light fitting and central heating boiler.

#### **FIRST FLOOR LANDING**

#### **BEDROOM ONE**

Double glazed windows to front & side aspects with secondary glazing, double panelled, radiator, picture rail, fitted wardrobe, fireplace not tested.

#### **BEDROOM TWO**

L-shaped. UPVC double glaze window to rear elevation. Fireplace (not tested) double panel radiator, door to WC.

#### **WC**

WC & wash hand basin.

#### **BEDROOM**

Double glazed window to rear elevation, picture rail, single panel, radiator.

#### **OUTSIDE**

Tarmac driveway to the front of the property with attractive gardens surrounding. Access to the side rear of the property where there are two timber sheds and a greenhouse. Boundaries defined by panel fencing as well as mature trees and hedges.

#### **TENURE**

We understand the tenure to be freehold.