



MISREPRESENTATION ACT 1967.

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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.

DUE TO THE HIGH DEMAND FOR THIS PROPERTY, BEST & FINAL OFFERS TO BE SUBMITTED BY 9AM ON THURSDAY 14TH MARCH TO knutsford@wrightmarshall.co.uk

GARDENS

TENURE

We understand the tenure to be freehold

Situated on the notably desirable Ladies Mile, this traditional bay fronted detached family home sits on an extensive plot and has garage and parking for multiple vehicles to the rear.

Arranged over two floors, the porch opens into the hallway where there is a lounge to the front, dining room with conservatory off enjoying the garden view. The kitchen is located to the rear of the property and there is also a useful utility room and cloakroom.

To the first floor are three well proportioned bedrooms all served by a three piece bathroom and separate toilet.

Set on a sizable plot the property would make an ideal project for someone looking to make it into a wonderful family home and could easily be extended (subject to planning).

Early viewing is strongly recommended to avoid disappointment.

GROUND FLOOR

PORCH

HALLWAY

LOUNGE

15'8 x 14'10 (4.78m x 4.52m)

DINING ROOM

14'10 x 11'8 (4.52m x 3.56m)

CONSERVATORY

14'3 x 10'4 (4.34m x 3.15m)

KITCHEN BREAKFAST ROOM

15'1 x 9'10 (4.60m x 3.00m)

UTILITY ROOM

7'7 x 7'7 (2.31m x 2.31m)

CLOAKROOM

FIRST FLOOR

MASTER BEDROOM

14'0 x 11'7 (4.27m x 3.53m)

BEDROOM TWO

14'4x 10'5 (4.37mx 3.18m)

BEDROOM THREE

10'0 x 8'10 (3.05m x 2.69m)

BATHROOM

9'10 x 5'3 (3.00m x 1.60m)

W.C

6'2 x 2'9 (1.88m x 0.84m)

OUTSIDE

GARAGE