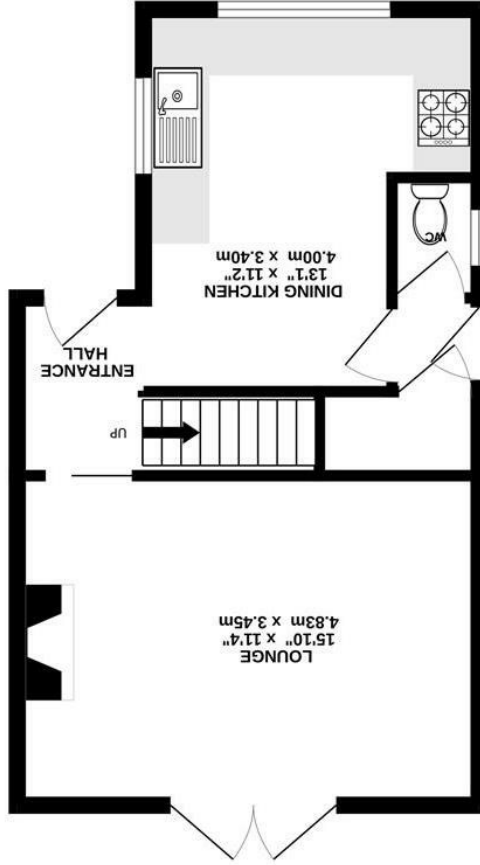
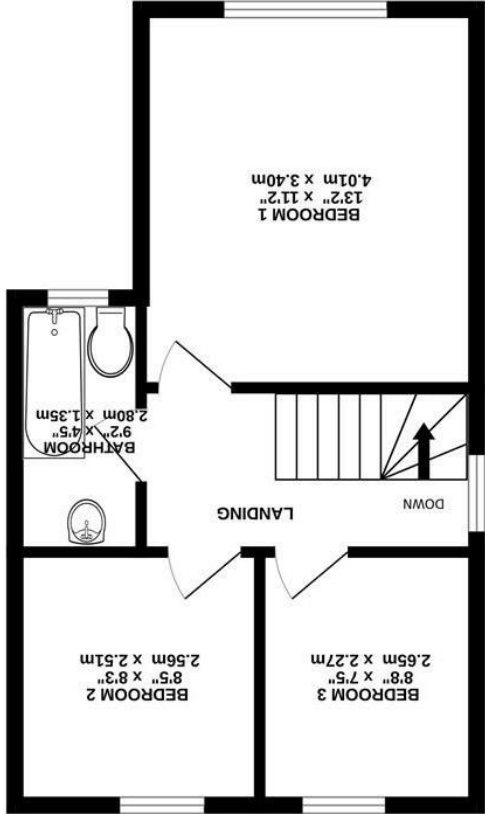


MISREPRESENTATION ACT 1967.  
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.  
 2. All descriptions and references to condition and necessary permissions for use and occupation, and 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.

What 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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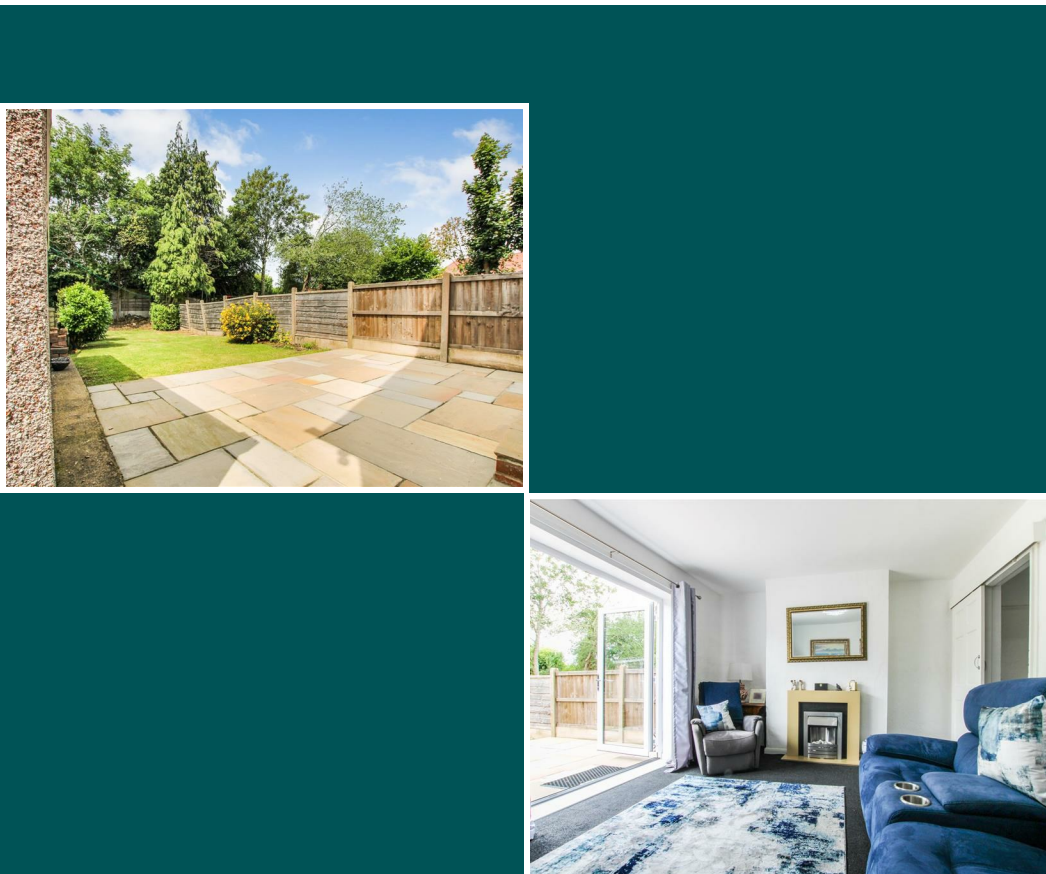
GROUND FLOOR  
 384 sq ft. (35.6 sq.m.) approx.



1ST FLOOR  
 390 sq ft. (36.2 sq.m.) approx.



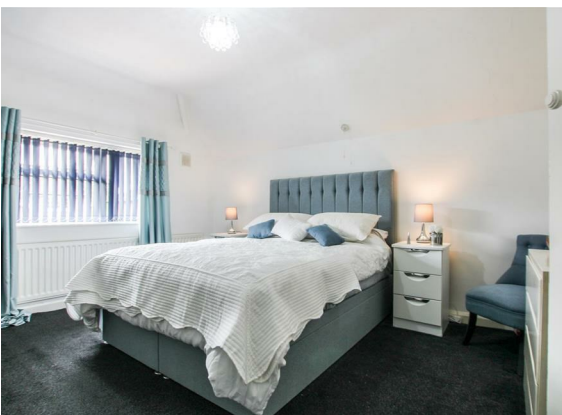
OFFERS OVER £300,000



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COUNCIL TAX BAND: C



**THREE BEDROOMS, PRIVATE REAR GARDEN, PARKING & GARAGES, OPTION TO EXTEND, QUIET LOCATION.**

This three-bedroom semi-detached property is in walking distance to Moberley Village. The vendor has owned the house for many years and it would benefit from some TLC including a new kitchen and bathroom.

Arranged over two floors there is an entrance hallway, fully fitted kitchen/ diner and lounge with double doors opening onto a recently laid patio and garden beyond.

To the first floor are three well proportioned bedrooms including two doubles and a generous single bedroom. All of which are served by a three piece bathroom.

Externally there is an extensive block paved driveway offering parking for multiple cars which also offers side access to the rear gardens and detached garage. To the rear there is a recently laid patio entertaining area, and extensive well kept lawn ideal for a family.

This property is ideal for extending subject to planning being granted.

**ENTRANCE HALL**

Stairs ascend to first floor. Central heating radiator.

**SITTING ROOM**

Fireplace surround with electric fire within, patio doors overlooking rear garden. Central heating radiator.

**KITCHEN**

Fitted with a range of cream eye and base level units with glass display cabinet and corner book shelving. Beech effect laminate worksurface incorporating four ring electric hob with electric oven below with extractor fan above, stainless steel single drainer sink unit, tiled splashbacks, washing machine and tall fridge freezer. Central heating radiator.

**SIDE PORCH**

Cupboard incorporating central heating boiler with hanging space and storage.

**DOWNSTAIRS WC**

**FIRST FLOOR LANDING**

Window to side elevation, loft access

**BEDROOM ONE**

Window overlooking front elevation, central heating radiator.

**BEDROOM TWO**

Window overlooking rear elevation central heating radiator

**BEDROOM THREE**

Windows overlooking rear and side elevations, central heating radiator.

**BATHROOM**

Fitted with a white three-piece suite. Consisting of panel bath with tiled surround with fitted shower above, low-level WC pedestal wash basin with tiled splashback, radiator, frosted window overlooking front elevation, insert lighting

**DETACHED GARAGE**

Up and over door to the front, window overlooking side garden. Power and light.

**OUTSIDE**

Attractive block paved driveway, leading to the front door and to the side of the property leading up to the garage providing off-road parking for at least four vehicles

The garden to the rear has a raised patio area accessing the sitting room, the lawned garden has a mixture of mature shrubs and trees and is not overlooked to the rear.

**TENURE**

We understand the tenure to be freehold