

6 Tree Way,
Knutsford, WA16 9AL



ATTRACTIVE DETACHED BUNGALOW REQUIRING STRAIGHTFORWARD UPDATING
AND IMPROVEMENT IN PLEASANT AND CONVENIENT RESIDENTIAL LOCATION.

FOR SALE BY AUCTION

**at the DE VERE DARESBUY PARK, CHESTER ROAD, DARESBUY, WARRINGTON, WA4 4BB
ON THURSDAY, 30TH JULY 2009 AT 3.00 PM**

**(Subject to Conditions of Sale, which will be available for inspection at the offices of the Solicitors and
Auctioneers for 14 days prior to the date of sale and will not be read in the sale room)**

35/37 Princess Street, Knutsford, WA16 6BP
Telephone: (01565) 632618 e mail: knutsford@mellerbraggins.com

CHARTERED SURVEYORS VALUERS LAND AGENTS
AUCTIONEERS AND ESTATE AGENTS

Constructed some 45 or so years ago by reputable builders, Sunley Homes Limited, this attractive bungalow offers well proportioned accommodation and is pleasantly situated within a quiet cul-de-sac.

The bungalow has been in the same ownership for many years and now requires straightforward updating and improvement – the property has sealed unit double glazing complemented by gas fired central heating and has the benefit of a useful rear extension to provide an excellent Garden Room.

The accommodation is briefly arranged as follows:- Entrance Hall leading to spacious Lounge opening into an excellent large Garden Room. There is a useful Dining Room off the Lounge. The Kitchen is of pleasant size and a rear door opens into a walkway leading to the garden. An Inner Hall leads to the three good sized Bedrooms (bedroom 1 and bedroom 3 are currently combined but can be easily restored to original). There is a bathroom and separate W.C.

Outside, there are pleasant gardens to the front and rear along with useful driveway parking and a single Garage.

Knutsford is an attractive old world market town well-known for its narrow streets and many interesting and historic buildings. There are good shops for all everyday needs, excellent recreational facilities and a broad range of schools for all ages. For the commuter, the close proximity of the M6 and M56 motorways is of great benefit, whilst the rail traveller will be pleased to note that Knutsford's railway station lies on the main Manchester to Chester line. Manchester International Airport is within a twenty minute drive. Tatton Park, Cheshire's premier historic estate, is close to hand and provides delightful country walks.

DIRECTIONS: From the roundabout in the centre of Knutsford proceed along King Edward Road, crossing over the main traffic lights into Toft Road. From here take the second turning on the right into Bexton Lane (by Paradise Garage) and then turn second left into Valley Way. Tree Way is then the second turning on the right and No. 6 is easily identified after a short distance on the right hand side.

ACCOMMODATION

Front door to **ENTRANCE HALL** with radiator and shelf above.

LOUNGE, 15'9" x 11'1" (4.80m x 3.38m) having fine fireplace surround with tiled inset and living flame coal-effect fire. T.V. aerial connection. Radiator. Access to:-

DINING ROOM, 9'9" x 9'0 (2.97m x 2.74m) with radiator. Serving hatch from kitchen. Window to rear garden.

GARDEN ROOM, 10'7" x 9'0 (3.23m x 2.74m) with radiator. Fully double glazed windows incorporating French window opening onto the rear terrace and garden.

KITCHEN, 10'0 x 9'0 (3.05m x 2.74m) having single drainer stainless steel sink unit with H+C. Fitted working surfaces and cupboards. Further wall cupboards and tall built-in cupboards. Breakfast bar. Double glazed rear door to garden.

INNER HALL with airing cupboard containing Thorn gas fired central heating boiler and lagged hot water cylinder with electric immersion heater.

BEDROOM 1 (front), 11'3" x 10'1" (3.43m x 3.07m) with radiator.

BEDROOM 2 (front), 10'2" x 10'0 (3.10m x 3.05m). Fitted wardrobes and dressing table with cupboards above.

BEDROOM 3 (side), 8'2" x 7'1" (2.49m x 2.16m). (*Currently incorporated within bedroom 1 but easily re-converted*). Containing fitted wardrobes and central dressing table. Radiator.

Fully tiled **BATHROOM** with original white suite comprising cast iron panelled bath and pedestal wash basin. Radiator.

SEPARATE W.C. with white low level suite.

OUTSIDE

Pleasant front garden laid to lawn with flower borders. Driveway providing ample car parking and leading to:-

ATTACHED GARAGE, 18'2" x 8'6" (5.54m x 2.59m) with up-and-over door. Light and power. Gas and electric meters.

Rear garden – this is pleasantly private and comprises a flagged terrace with further lawn and flower borders.

SERVICES

All mains services are connected.

Gas fired central heating is installed complemented by sealed unit double glazing.

We must advise prospective purchasers that none of the fittings or services have been tested. Prospective purchasers are advised to obtain their own independent reports.

ASSESSMENTS

Council Tax - Band D
(Cheshire East Council).

TENURE

We are informed Freehold and free from Chief Rent, however, this detail has not been confirmed from the Title Deeds.

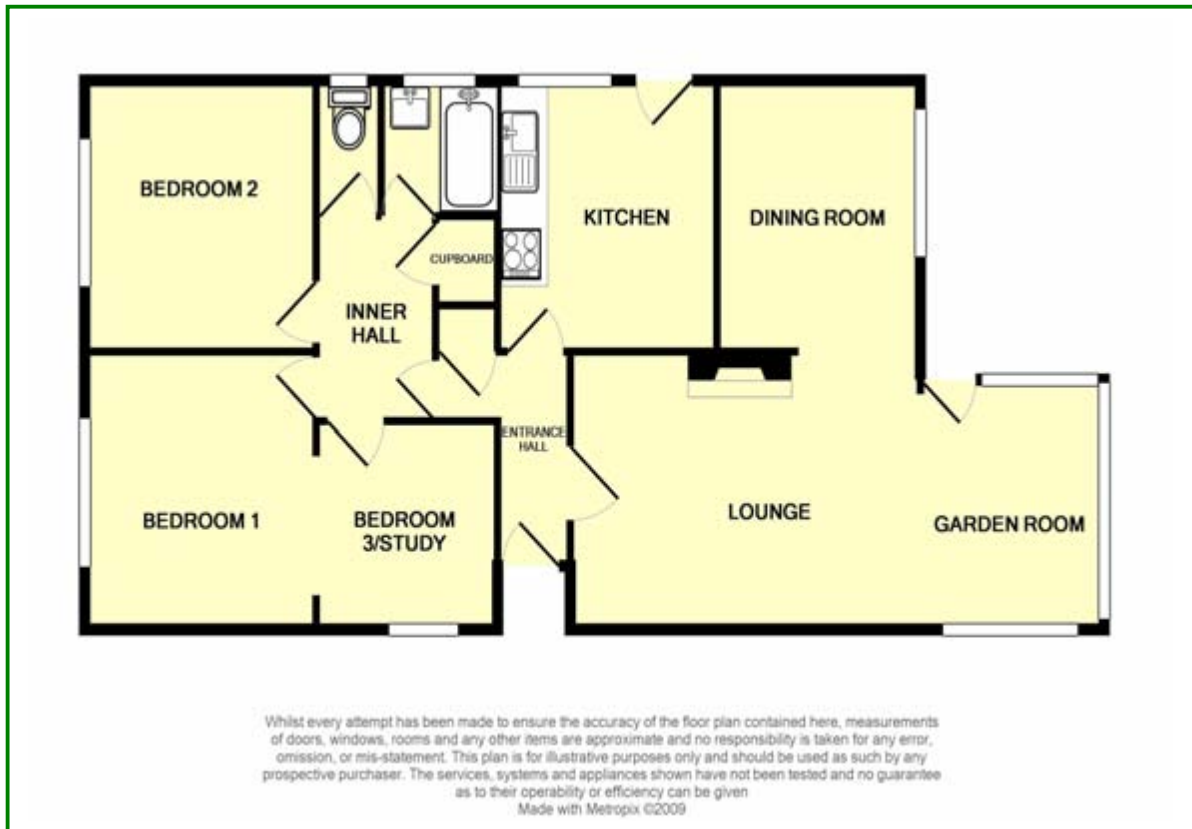
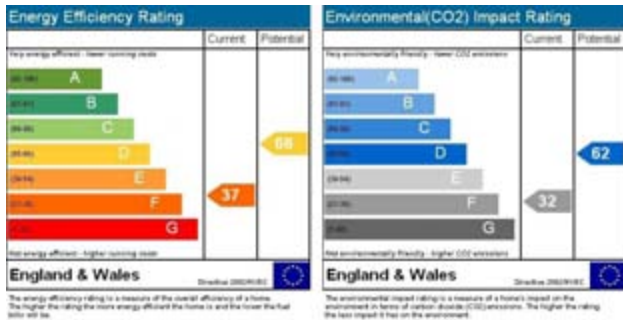
VACANT POSSESSION ON COMPLETION

INSPECTION may be made on Wednesday and Saturdays from 2.30 p.m. to 4.30 p.m. commencing on Saturday 4th July 2009.

SURVEYS AND VALUATIONS

If the property you purchase is not for sale through Meller Braggins, our Chartered Surveyors can carry out a private survey or valuation for you. Please telephone our Survey Departments at Knutsford (01565 632618) or Stockton Heath (01925 262625).

Ref: 7332



KNUTSFORD: 01565 632618 HALE: 0161 928 7762 MACCLESFIELD: 01625 434111 NANTWICH: 01270 625162
NORTHWICH: 01606 45514 STOCKTON HEATH: 01925 210021 TARPORLEY: 01829 733049 WILMSLOW: 01625 527181
RURAL SERVICES DEPARTMENT: 01565 830395



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