



Mereside Road, Mere
Knutsford

£795,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



Mereside Road

Mere, Knutsford

- Three Bathrooms Including En-Suite to Principal Bedroom
- Prestigious Mereside Road Location
- Additional Living Room & Fitted Study/Bedroom Four
- Generous Dining Kitchen with Breakfast Bar & Conservatory
- Generous Driveway & Double Garage with Remote Twin Doors
- Versatile 3/4 Bedroom Detached Home
- New Roof Installed in 2024
- No Onward Chain
- Elevated Position with Open Countryside Views
- Spacious Family/Dining Room with Fireplace & French Doors

Council Tax Band: G

Tenure: Freehold

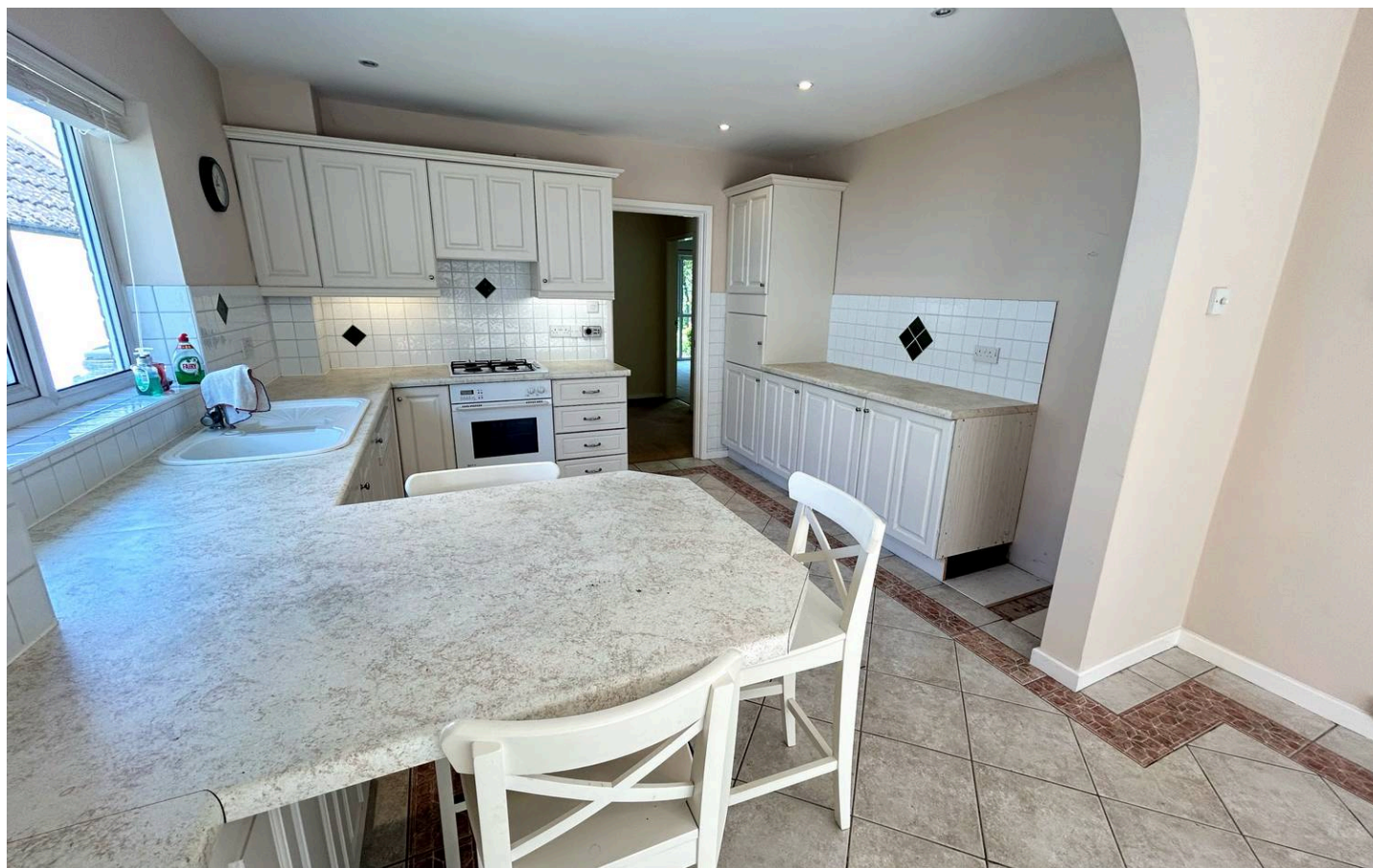
Services (NOT TESTED): All main services are connected but have not been tested and you are advised to make your own enquiries and/or inspections

Local Authority: Cheshire East Council

EPC (Energy Performance Rating): D

Total Floor Area: 2313 SQFT approx

Viewings: Viewings strictly by appointment through the agents.



Mereside Road

Mere, Knutsford

No Chain - Nestled within one of Cheshire's most sought-after residential districts, positioned between Hale, Altrincham & Knutsford, and home to the renowned Mere Golf Resort, this beautifully proportioned and versatile three/four bedroom, three-bathroom detached residence enjoys a generous driveway, double garage with remote-operated twin doors, and attractive open aspect views across the surrounding countryside.

Set back from highly desirable Mereside Road in an elevated position, the property benefits from lawned gardens, a conservatory and well-balanced accommodation arranged over two floors. Whilst the house has been well maintained over the years, including the recent replacement of the roof in 2024 (10yr guarantee), it also presents buyers with the opportunity to modernise and update to individual taste and design.





Mereside Road

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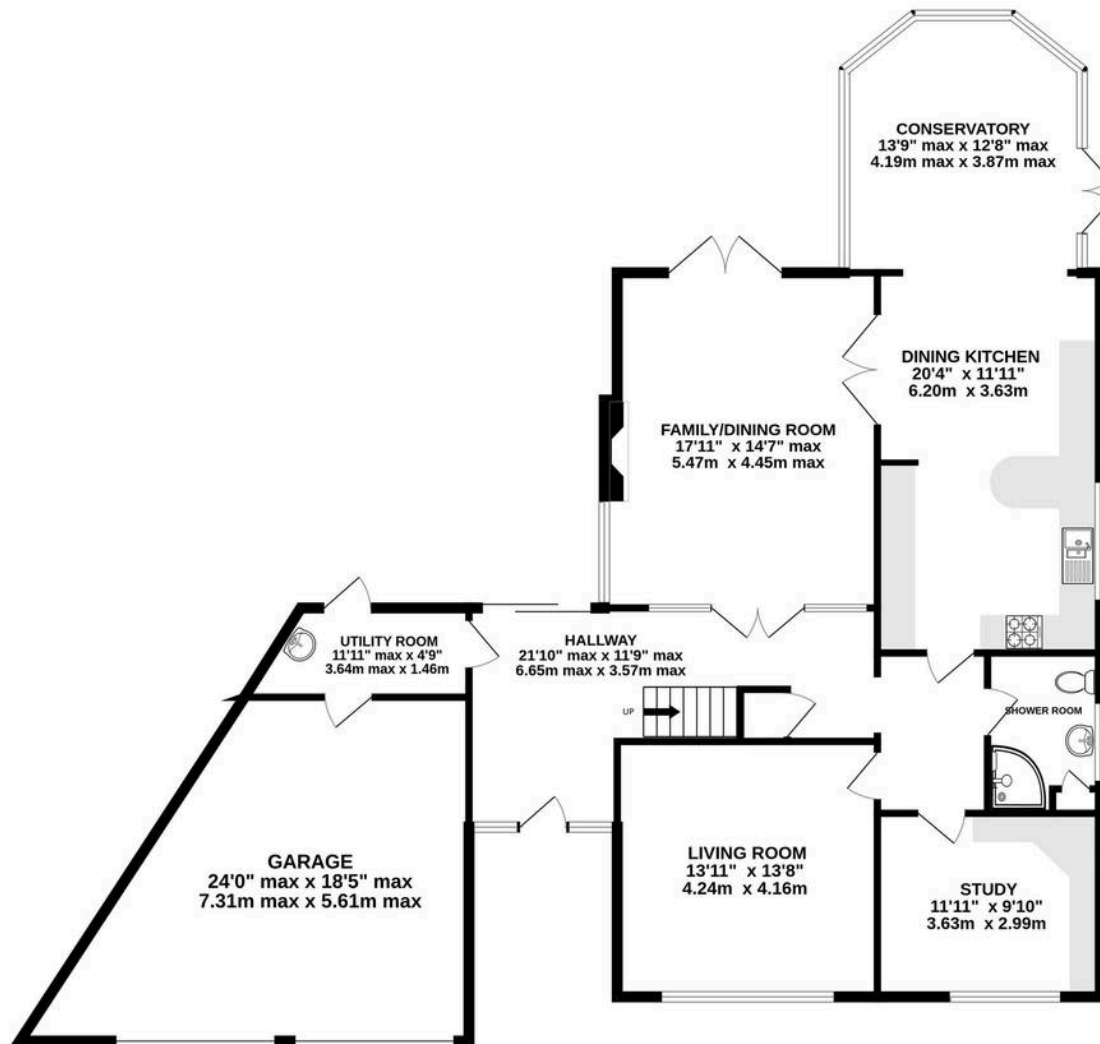
The welcoming L-shaped hallway opens through patio doors to a private external patio area. Attractive double doors lead to a generous family/dining room featuring a fireplace and French doors to the rear garden. A bright and spacious dining kitchen with breakfast bar connects directly to the large conservatory, while an inner hallway provides access to a separate living room, a fitted study or fourth bedroom, and a well-appointed shower room with W.C.

To the first floor, the principal bedroom is fitted with wardrobes and benefits from its own en-suite shower room, while the two remaining bedrooms are served by a modern three-piece family bathroom with shower over bath.

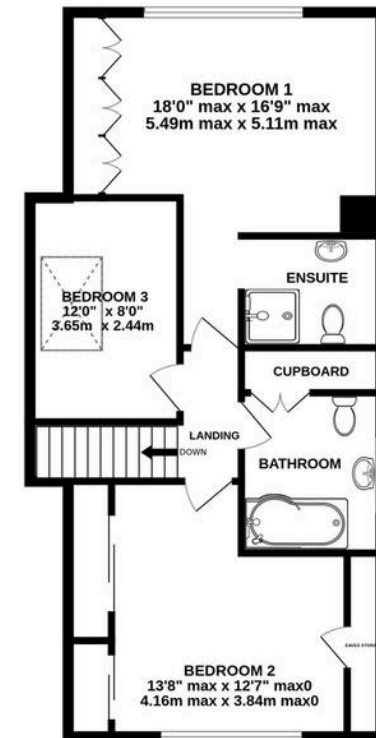
Externally, a generous driveway extends to the double garage which has the advantage of direct access into the main residence. Both the front and rear gardens are well stocked and complement the property beautifully, enhancing the appeal of this superbly located home.



GROUND FLOOR
1639 sq.ft. (152.3 sq.m.) approx.



1ST FLOOR
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 2313 sq.ft. (214.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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