



Knutsford Road, Antrobus
Northwich

£400,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



Knutsford Road

Antrobus, Northwich

- Attractive Semi-Detached Home
- Sought-After Semi-Rural Village Location
- Priceless Countryside Views
- Two Double Bedrooms with Fitted Wardrobes
- Spacious Bay-Fronted Living Room
- Superb Conservatory Overlooking Private Garden
- Separate Sitting/Dining Room with Log-Burner
- Fitted Kitchen, Closet & Downstairs W.C
- Fabulous Large Rear Garden & Patio Area
- Scope to Extend or Undertake a Loft Conversion (STPP)

Council Tax band: D

Tenure: Freehold

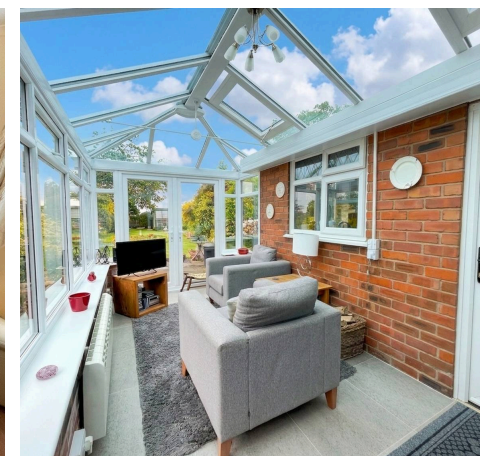
Services (NOT TESTED): services are connected but have not been tested and you are advised to make your own enquiries and/or inspections

Local Authority: Cheshire West & Chester

EPC Energy Efficiency Rating: E

Total Floor Area: 985 sqft approx

Viewings: Viewings strictly by appointment through the agents



Knutsford Road

Antrobus, Northwich

An attractive and well-presented two double bedroom semi-detached home enjoying priceless far-reaching views across the Cheshire countryside, all whilst occupying a delightful position within the sought-after semi-rural village of Antrobus

This charming property is complemented by a generous sized conservatory overlooking the beautifully tended and larger-than-average private rear garden, complete with patio seating area, greenhouse and garden shed. Offering a peaceful and picturesque setting, the property enjoys the best of village living whilst remaining within convenient reach of Northwich, historic Great Budworth and the motorway network.

The accommodation briefly comprises a welcoming entrance hallway with attractive staircase, a bright and spacious bay-fronted living room with feature fireplace, an inviting sitting/dining room with exposed brick chimney breast incorporating a log-burning stove, a well-appointed fitted kitchen overlooking the rear garden, and a superb larger-than-average conservatory providing additional reception space. A useful downstairs W.C. and separate storage cupboard further enhance the practicality of the ground floor layout.



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To the first floor, a spacious landing leads to two well-proportioned double bedrooms, both benefitting from fitted wardrobes and pleasant open aspects. A generous three-piece family bathroom fitted with a white suite completes the accommodation.

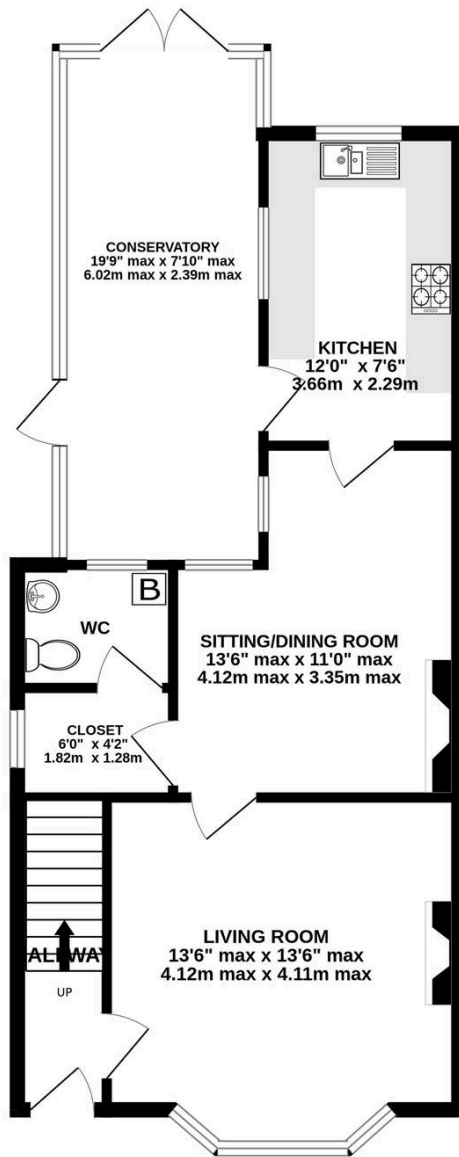
A particularly appealing feature is the excellent scope for further enhancement. Subject to the necessary consents, the current layout offers potential for a loft conversion and/or rear extension, allowing purchasers the opportunity to create additional living space if desired.

Externally, the substantial rear garden is a true highlight, offering a high degree of privacy and an ideal environment for outdoor entertaining, gardening enthusiasts and family enjoyment alike.

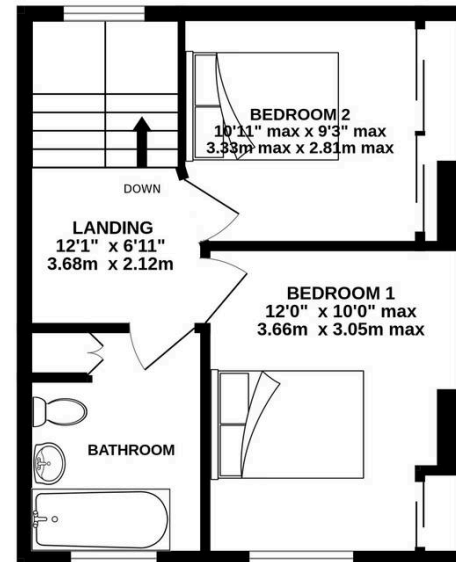
Antrobus remains one of Cheshire's more desirable villages, renowned for its attractive rural surroundings, strong community atmosphere, reputable schools, and excellent accessibility. This delightful home will appeal to a wide range of purchasers, including first-time buyers, young families, professional couples and downsizers seeking space, character and countryside living without compromise.



GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 985 sq.ft. (91.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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