



Goughs Lane, Knutsford WA16 8QN

£18,000 PCM

A wonderful contemporary, five large bedroom, five bathroom property. Located on the very sought after Goughs Lane, one of Knutsford premier roads, on the edge of Leigh Road conservation area.. The front door opens into a fabulous, large open plan entrance hall with striking staircase, family living, kitchen and dining with two sets of bi-fold doors onto the garden. There is also a more formal reception room, games room with bi-fold doors onto the garden, gym, utility and downstairs toilet to the ground floor. Once upstairs there are 5 double bedrooms with 4 en-suite and a family bathroom, the principal bedroom is very spacious with a beautiful bathroom and a fabulous dressing room. The property benefits for having electric gates opening onto a spacious driveway, lovely large rear garden with open fields beyond.

- A fabulous 5 bedroom, 5 bathroom contemporary house
- Striking, very large open plan hallway, living/family, kitchen and dining room
- Electric gates onto spacious driveway
- Sought after, prestigious location
- Stunning principal bedroom suite with large bathroom and wonderful dressing room
- Large lawned garden with farmland beyond



Entrance Hall

8.53 x 5.15 (27'11" x 16'10")

Double grey front doors opening into the fabulous large entrance with contemporary staircase with glass balustrade. Doors to the formal living room, gym and downstairs toilet. Open plan to the dining room, kitchen and family room. Striking large light grey floortile throughout opening to the games room.

Formal living room/cinema room

7.05 x 5.12 (23'1" x 16'9")

Generous room with large glazed doors with glazed panels either side to the front, and double doors to the games room and a second set to the hallway. Brand new carpet, feature fireplace, 2 storage cupboards.

Open plan Kitchen/Family

11 x 7.19 (36'1" x 23'7")

Very generous and stunning open plan kitchen/family sitting, open plan to the hallway and dining room. 4 door bi-fold to garden onto the rear garden with the family sitting area immediately adjacent. Half wall with large tv and contemporary fire below. Kitchen with range of high gloss white wall and base units with enormous island facing with inset hob with large pan drawers beneath. To the other side of the island there are two wine fridges and space for breakfast bar stools. Wall of units with full size separate fridge and freezer, pull out unit, row of cookers including 2 siemen ovens and a microwave plus warming drawer. Double sink with quooker tap. Window to the side. From the kitchen there is a door to the utility.

Utility

6.97 x 2.32 (22'10" x 7'7")

Large range of wall and base units to match the kitchen. Space for washing machine and dryer, built in second fridge. Grey sink, tiled floor, external door.

Dining Area

Open plan to the hallway and the living/kitchen is the dining room with 4 door bi-fold doors to the garden, continuation to the tiled flooring

Games Room

7.59 x 4.87 (24'10" x 15'11")

Opening from the kitchen/family room, 4 bi-fold doors to the garden with double doors to the formal living room. Continuation of the floor tiles.

Gym

5.53 x 4.32 (18'1" x 14'2")

Sliding doors to the front garden with glazed panels either side. Doors to the boilers and hot water tank. Black floor.

Downstairs Toilet

2.24 x 1.62 (7'4" x 5'3")

Oversized wash hand basin with storage beneath, toilet, 2 windows with opaque glass. Continuation of the tiles from the hallway.

Landing

Possibly the most striking feature of the house is the wonderful stairs and the landing with glazed balustrade to 3 sides with part over looking the dining room with roof windows above. Doors to all the 5 bedrooms the family bathroom with second door to the principal bedroom and storage cupboard.

Principal Bedroom Suite

11.77 x 6.37 including bathroom & dressing room (38'7" x 20'10" including bathroom & dressing room)

Entrance with dressing room to the left, continue to the bedroom 6.34 x 4.81 which has large glazed wall overlooking the garden with doors to the centre opening onto the balcony. Carpeted flooring, doors to the en-suite. Second door from the opposite side of the landing. Carpeted flooring.



Principal En-Suite

4.69 x 3.22 (15'4" x 10'6")

Large en-suite with freestanding bath and taps, walk in shower, two wash hand basins with storage drawer and toilet, large tv over the bath. Tiled floor with step down to the shower and bath, majority walls tiled.

Walk in Dressing Room

4.99 x 3.60 (16'4" x 11'9")

Fabulous dressing room with automatic lighting. Built in wardrobes on either side with a mixture of hanging, storage and drawers. Laundry shoot to the utility room. Two windows and vertical wardrobe to the far end. Carpeted flooring. Carpeted flooring.

Bedroom 2

5.29 x 4.86 (17'4" x 15'11")

Large bedroom with glazed wall over looking the garden with doors that open, Juliet balcony. Door to the en-suite bathroom. Carpeted flooring.

Bedroom 2 En-suite

3.22 x 1.98 (10'6" x 6'5")

Lovely bathroom with double ended bath with central taps, double wash hand basin with storage beneath, shower cubicle and toilet. Pitched ceiling, window, majority tiled.

Bedroom 3

4.75 x 3.54 (15'7" x 11'7")

Double bedroom with sliding door to the front with Juliet balcony, carpeted flooring, door to the en-suite.

Bedroom 3 En-suite

3.52 x 2.19 (11'6" x 7'2")

Good sized en-suite with walk in shower, oversized wash hand basin with storage beneath, toilet. Majority is tiled.

Bedroom 4

5.05 x 5.23 (16'6" x 17'1")

Large double bedroom with sliding door to the front with Juliet balcony, carpeted flooring. Door to the en-suite.

Bedroom 4 En-suite

Oversized wash hand basin, shower cubicle and toilet. Partly tiled.

Bedroom 5

3.79 x 3.67 (12'5" x 12'0")

Double bedroom with sliding door to the front, with Juliet balcony. Carpeted flooring.

Family Bathroom

3.13 x 2.27 (10'3" x 7'5")

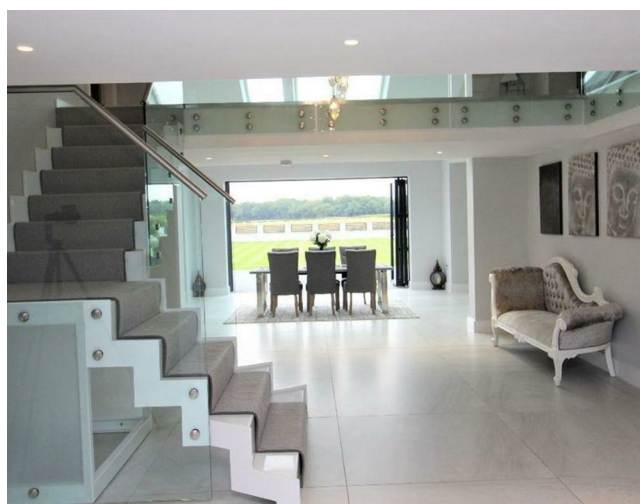
Front Garden and Driveway

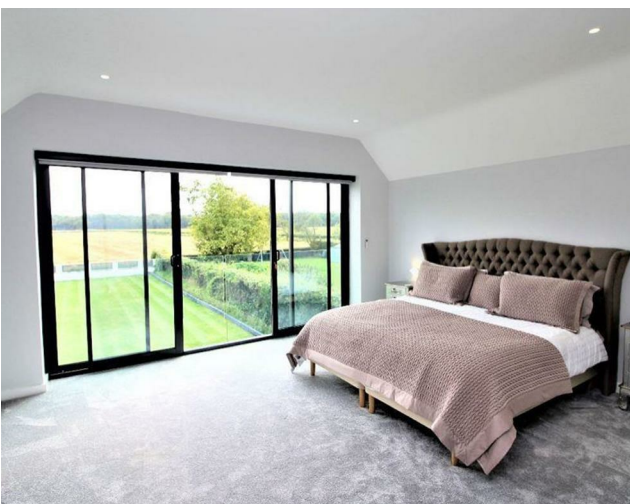
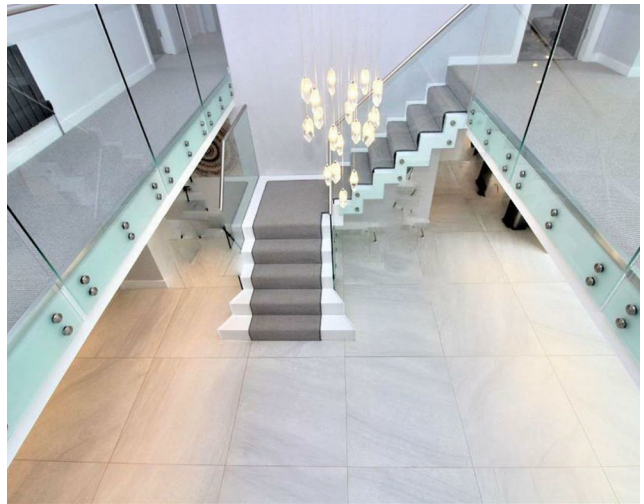
Grey pedestrian gate plus double electric gates opening onto a large gravelled front driveway, lawned areas to sides and in front of the formal living room.

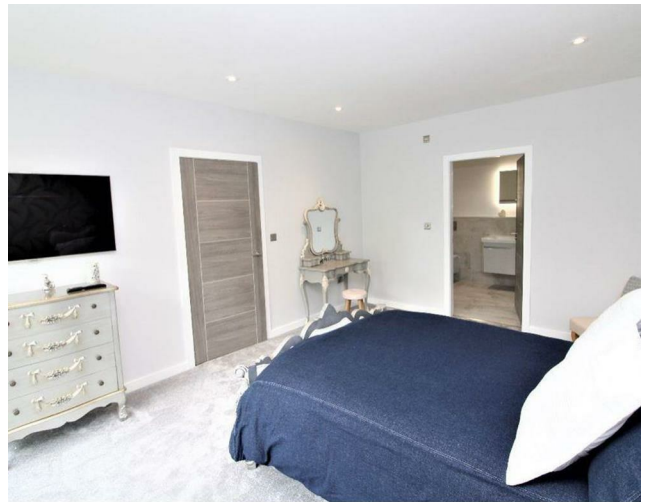
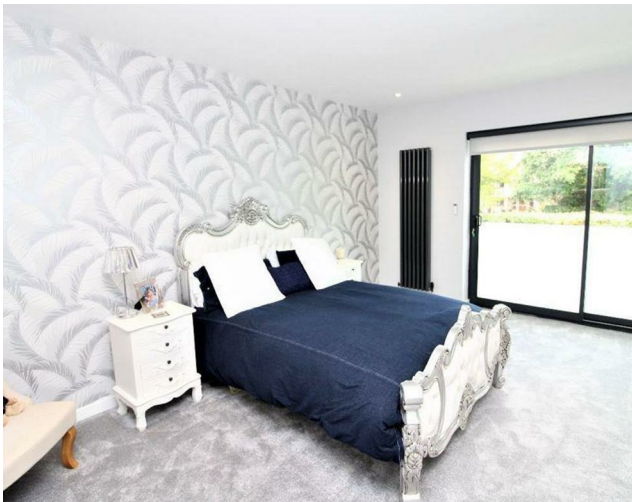
Rear Garden

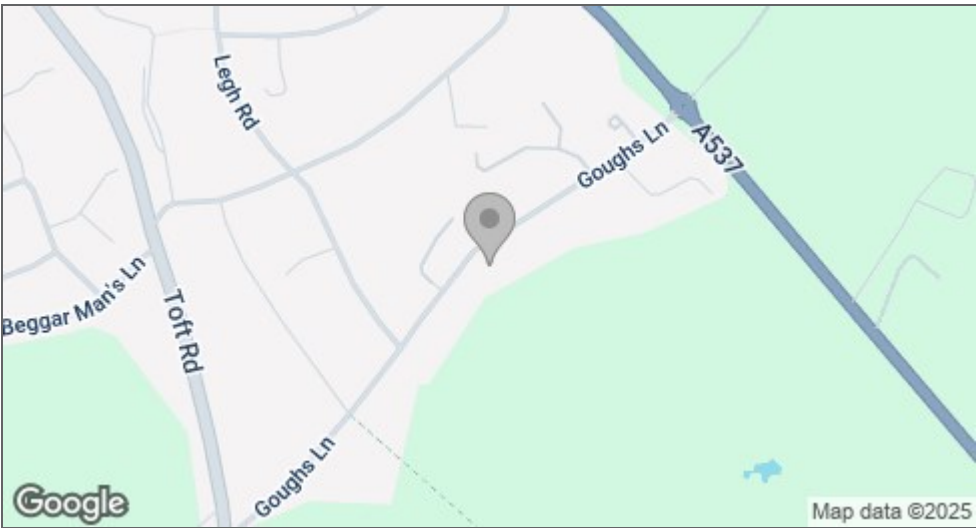
Large easy to maintain lawned rear garden with patio adjacent to the house accessed via the 3 sets of bi-fold doors. Open farmland views to the rear.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

