

MISREPRESENTATION ACT 1967.

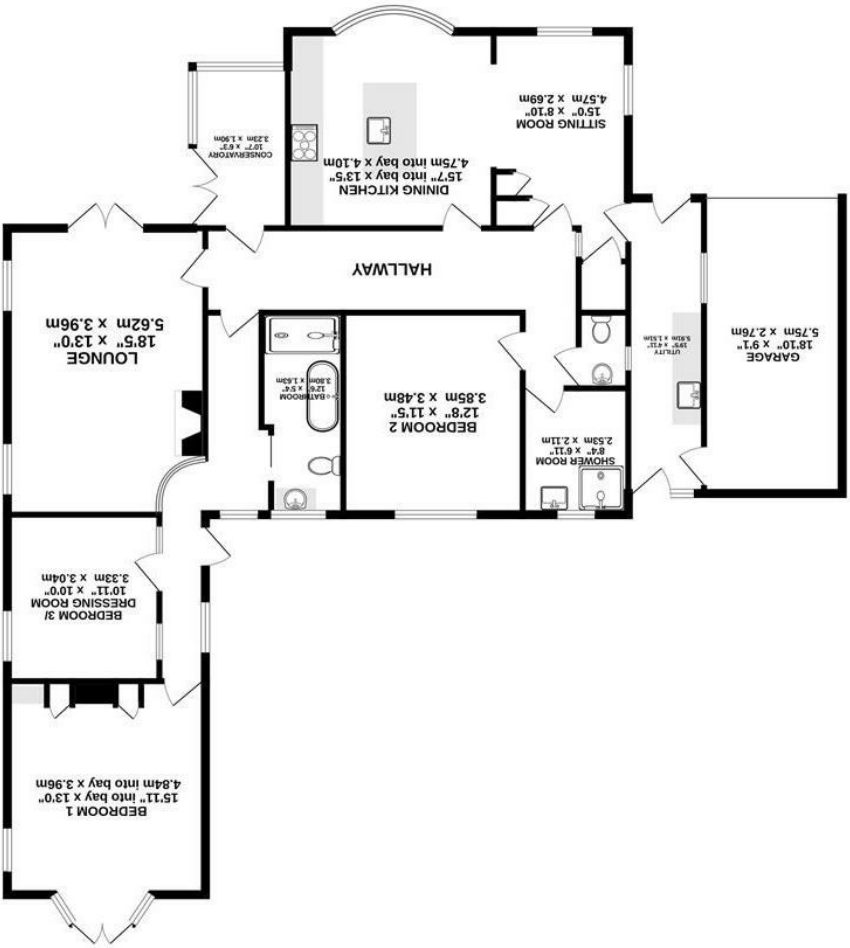
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2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements 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.

While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any errors or omissions. This plan is for guidance purposes only and should be used as a guide only. As to the operation of the property, the agent can be given.

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1720 sq. ft. (159.8 sq. m.) approx.

 **Wright Marshall**
Estate Agents

£850,000



**WYCHELM FAULKNERS LANE
MOBBERLEY
KNUTSFORD
WA16 7AL**

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COUNCIL TAX BAND: F



TRUE DETACHED BUNGALOW, BAY FRONTED, THREE DOUBLE BEDROOMS, OPEN FIELDS TO THE REAR, OPEN PLAN KITCHEN, GOOD SIZED PRIVATE PLOT. Wychelm has undergone a sympathetic update throughout over the last couple of years, with the vendors taking care to retain many of the period and quirky features of this wonderful property, whilst being tastefully modernised throughout. With scope to further improve and extend.

Set well back from the road and approached over a gravelled driveway via a gated entrance the dwelling is entered through an arched front door that opens into the inner hallway. All rooms can be accessed via the noticeably wide hallway and include;

Recently fitted with a modern open plan bay fronted kitchen dining/sitting room with a large island, the room has been designed with entertaining in mind but would also be an ideal family room due to its space and versatility. From here there is a separate spacious lounge with period-correct fireplace and curved glass detailing and patio doors leading onto a decked patio area which the current vendors say is a wonderful suntrap. There is also a separate lean-to which the vendor uses as their own office.

There are three good sized double bedrooms with the master bedroom being situated to the rear overlooking the private rear garden and two bathrooms, both finished to a notably high standard with one bathroom featuring a large walk in shower and the other a freestanding roll top bath.

To the outside the bungalow sits on a spacious but manageable plot. The front garden is mainly laid to lawn with decorative borders, a raised decked area and offers parking for multiple vehicles, though the driveway could be easily extended if more parking was required. The rear garden is surprisingly private due to well established trees and bushes and the vendors have created multiple seating areas to take advantage of where the sun is placed throughout the day. The garden overlooks fields to rear and gives a wonderful tranquil feeling whilst only being 10 to 15 minutes from Knutsford and Wilmslow. Cpsa Health Club is just a short walk away.

