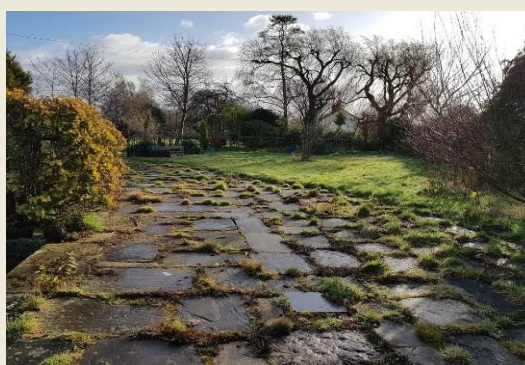




HULME HALL LANE | ALLOSTOCK | KNUTSFORD | WA16 9JN | £350,000



COUNTRY HOMES | COTTAGES | UNIQUE PROPERTIES | CONVERSIONS | PERIOD PROPERTIES | LUXURY APARTMENTS

Twin Acres, Allstock, Knutsford, WA16 9JN

**** EARLY VIEWING RECOMMENDED. NO CHAIN****

A bungalow requiring modernisation situated in gardens and grounds of approx. 1.73 acres with potential to purchase a further 4.70 acres by separate negotiation.

THE PROPERTY IS SUBJECT TO AN AGRICULTURAL TIE RESTRICTION

This states that " the property can only be occupied by a person solely or mainly employed or last employed in the locality in agriculture as defined in Section 336 of the Town and Country Planning Act 1990 or in forestry, or a dependent of such a person residing with him or her or a widow or widower of such person "





GROUNDS

ACCOMMODATION

Accommodation with approximate dimensions comprises:

LOUNGE

15' 77" x 14' 92" (6.53m x 6.6m) A large twin aspect room with two Upvc double glazed windows to the front and side elevations and two radiators.

KITCHEN/ORANGERY

22' 16" x 19' 48" (7.11m x 7.01m) Double glazed windows to the rear elevation. A spacious L shaped room fitted with a range of wall and base units and four ring electric hob and built in double oven and grill. Space and plumbing for washing machine and dishwasher. Stable door leading out to rear garden with views overlooking land to the rear.

BREAKFAST ROOM

9' 86" x 9' 85" (4.93m x 4.9m) External door to the side elevation and single radiator

CONSERVATORY

22' 56" x 8' 58" (8.13m x 3.91m) Of timber structure built onto the front of the property.

INNER HALL

Single radiator, storage cupboard and loft access.

MASTER BEDROOM

13' 11" x 14' 07" (4.24m x 4.44m) Upvc double glazed window to

the front elevation and single radiator.

BEDROOM TWO

12' 06" x 11' 41" (3.81m x 4.39m) Good size room with Upvc double glazed window to the rear elevation. Built in wardrobe and single radiator.

BEDROOM THREE

Upvc double glazed window to front elevation. Single radiator.

FAMILY BATHROOM

6' 22" x 5' 39" (2.39m x 2.51m) Fitted with a white suite comprising of

SEPARATE WC

OUTSIDE

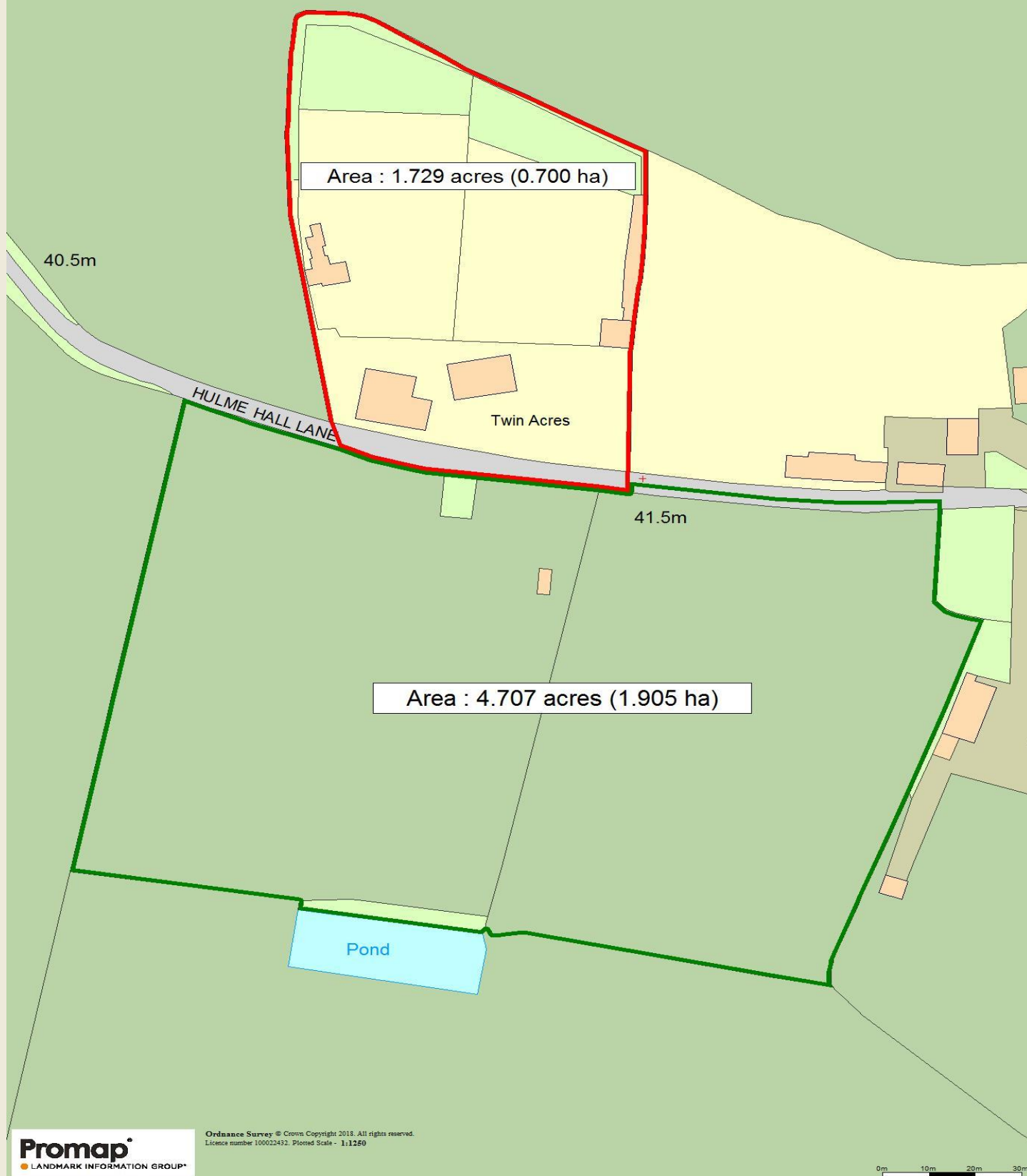
The property grounds are entered via a five bar wooden gate opening onto a sizable driveway, offering parking for a number of vehicles. The front garden is mainly laid to lawn enclosed by hedging and fencing. There is a steel partial frame outbuilding and greenhouse along with a range of timber and corrugated kennels, a timber outhouse and large corrugated storage/ garage.

ADDITIONAL LAND

There is an additional 4.70 acre paddock which may be available by separate negotiation.

VIEWINGS

Strictly by appointment with Knutsford Fine and Country. Contact Phone no. 01565 621624



Tel : 01565 621624

Fine & Country

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