

19 Ascol Drive
Plumley WA16 0UD



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 **Stuart
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& COMPANY

 **The Property
Ombudsman**

An attractive, period house situated in a semi-rural position conveniently located five minutes drive from the prestigious town of Knutsford.

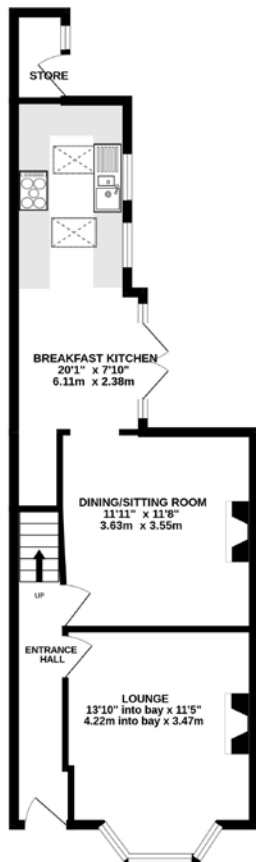
The property, which is presented to a high standard, is a two bedroom mid-terrace cottage with an open aspect overlooking a pretty section of woodland, which belongs to the residents. The internal accommodation is arranged over two floors, and offers a wealth of character and charm, like pretty fireplaces and internal doors.

Comprising of a lovely hallway, a bay-fronted sitting room with, dining room and an extended high-quality fitted kitchen with breakfast bar. To the first floor, the principal bedrooms runs the width of the property to the front, with a further double bedroom and a well-appointed bathroom. Many of the neighbours have created additional space by converting the loft space.

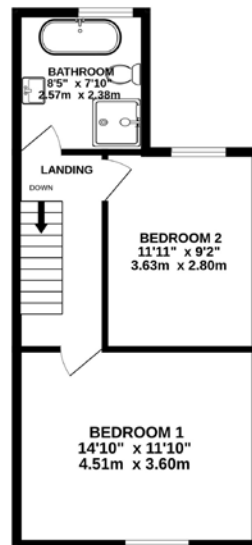
There is an enclosed garden to the front of the property, which has been nicely landscaped. Immediately to the rear of the property is a superb enclosed courtyard ideal for entertaining and alfresco dining. Beyond the fence is off-road parking space for two cars and a large beyond (which are presently rented for £10 per year but can be purchased for £500). Many other residents have erected summer houses or garages in this space. Beyond the garden is a communal area of woodland.

Ascol Drive is a very pretty tree lined private road of terraced houses, situated in a semi-rural position in the outskirts of Plumley village, which is a desirable location within five minutes drive of Knutsford and within catchment for the Ofsted outstanding Lower Peover primary school. The village boasts a railway station which is on the main line between Manchester & Chester and the nearby A556 which provides a gateway to the North West Motorway network and is within commutable distance of the Manchester, Liverpool & Chester.

GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA: 917 sq.ft. (85.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Price: £335,000
Tenure: Freehold
Service Charge: £200 per annum
Local Auth: Freehold
Council Tax Band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		+76
(54-68)	D		
(39-53)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcau.com			

PLEASE NOTE: These particulars are published as a guide to the property, but their accuracy is not guaranteed. Neither the particulars nor any statement made by or on behalf of Stuart Rushton & Company is intended to form part of a contract of sale or warranty.