

1 Oakwood Road

Mere



Stuart
Rushton
& COMPANY

A well-presented three bedroom semi-detached home providing light and well-formed accommodation with good flow, sitting upon a generous plot with a deep frontage, open views to the front and a lovely rear garden.

Oakwood Road is a quiet residential cul-de-sac tucked away within a secluded section of Mere, whilst just minutes from the motorway network and less than 10 minutes from both Lymm and Knutsford.

1 Oakwood Road has been thoughtfully reconfigured and modernised to provide immaculately presented and well-formed accommodation which ticks all of the boxes. The floorspace totals to more than 975 square feet, with the ground floor providing an inviting entrance hall, a large 'L-shaped' lounge, a dining room, modern fitted kitchen, utility room and downstairs WC.

The first floor provides three good bedrooms, including two large double bedrooms with fitted wardrobes, and a modern three piece bathroom.





The frontage is deep and wide, offering parking for several vehicles and near panoramic open views. There is a bin store to the side and a lovely rear garden, which includes a paved patio, large grassed lawn and a play area.

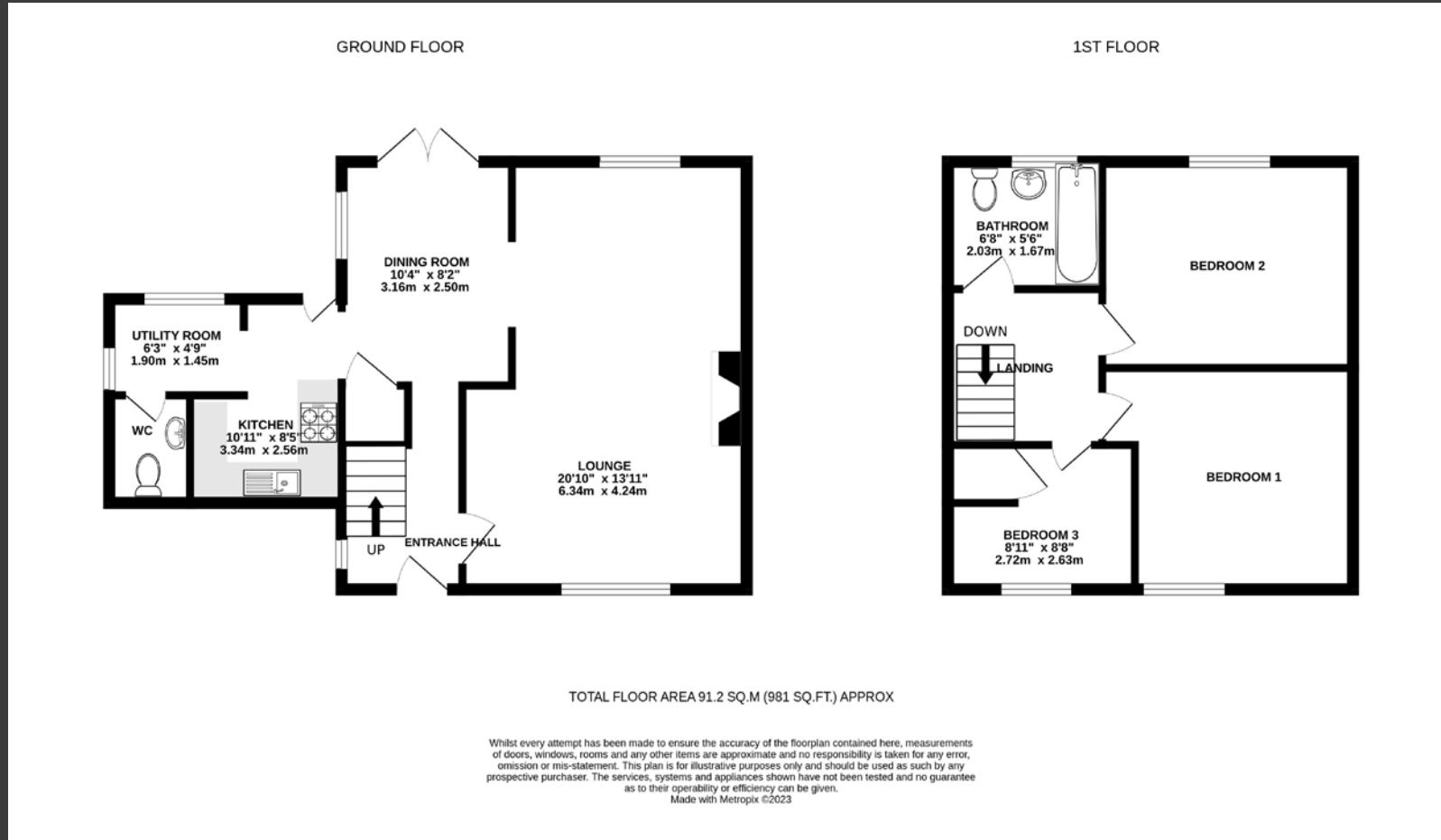
There is a very popular and sought after green belt location which lies just several miles from Knutsford and in between Knutsford and Hale. Knutsford is an extremely pretty town with narrow part-cobbled streets. It offers a range of day to day shopping facilities and has an abundance of restaurants, brasseries and other eateries to which people travel from far around. The town is also conveniently situated for the motorway network, being about 2½ miles to the M6 at junction 19. The M56 is about one mile further afield, providing access to Manchester city centre, Manchester International Airport and to the west, Chester and North Wales.



1 Oakwood Road Mere Cheshire WA16 0QF

Price: £395,000
Tenure: Freehold
Local Auth: Cheshire East
Council Tax Band: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C	72	
(54-68)	D		
(39-53)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



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