



A CHARMING SEMI-DETACHED COTTAGE WITH A HUGE AMOUNT OF POTENTIAL

4 TABLEY VALE COTTAGES, TABLEY HILL LANE, TABLEY, KNUTSFORD WA16 0ER

Freehold

ACCOMMODATION

Sitting Room • Kitchen • One Bedroom • Bathroom

MILEAGE

- Knutsford 2.2 miles • Wilmslow 9.5 miles
- Chester 30.9 miles • Manchester 19 miles
- Manchester airport 12.4 miles

SITUATION

Tabley Vale is 2 miles from the centre of the historic town of Knutsford and forms part of the original Tabley Estate. The lovely old market town of Knutsford offers day-to-day shopping facilities with an abundance of restaurants, brasseries and other eateries. For the commuter, the close proximity of the M6 and M56 motorways is of great benefit, whilst the rail traveller will be pleased to note that Knutsford's railway station lies on the main Manchester to Chester line. Manchester International Airport is within a twenty minute drive.

DESCRIPTION

Tabley Vale is a charming semi-detached cottage with a fabulous garden, enjoying an open aspect. Currently at just over 552 sq ft. this property boasts huge opportunity for dramatic extension (subject to planning) This one bedroom cottage is surrounded by mature plants and hedgerows, entered via a picket gate the stone pathway guides one to this charming property. One enters into a hallway which leads off to a sitting room with open fire, stone hearth and ornate surround. The kitchen boasts a range of wooden wall, drawer and base units, with a space for hob and washing machine. Two double glazed windows overlook the fantastic garden. The outside space at the side of the kitchen is perfect for extension and remodelling (subject to the relevant planning and consents) To the first floor there is one bedroom at the front of the cottage. The large window allows maximum light. The bathroom sits to the side elevation with a three piece fitted bathroom suite. The large garden lies to the side of the cottage, it is ample in size, hedgerows run the length of the garden. Fabulous views can be enjoyed from the garden. The outside space at Tabley Vale provides any purchaser with huge amounts of opportunity to renovate and extend this fabulous cottage. The cottage is conveniently situated within close proximity to Knutsford boasting a semi-rural location close to motorway networks.



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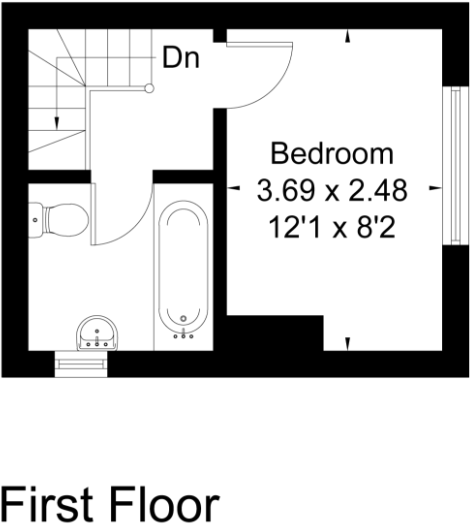
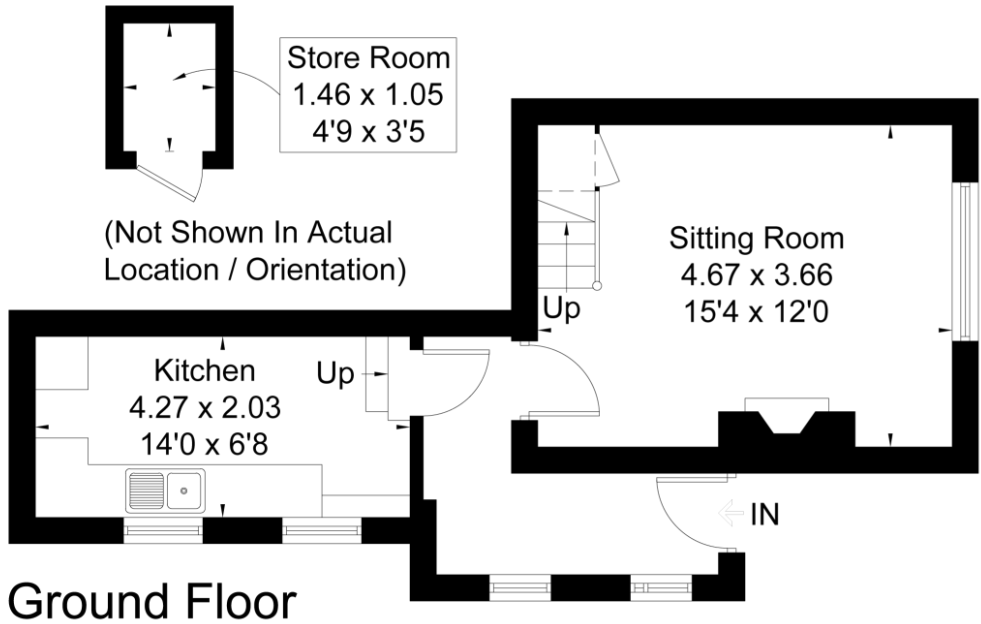
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FLOOR PLANS

Approximate IPMS2 Floor Area = 49.3 sq m / 531 sq ft
Store Room = 1.5 sq m / 16 sq ft
Limited Use Area = 0.5 sq m / 5 sq ft
Total = 51.3 sq m / 552 sq ft
For identification only. Not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		98
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)	39	
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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