



**Yew Tree Cottage**  
Rostherne, Cheshire



# YEW TREE COTTAGE



Rostherne Lane, Rostherne  
Knutsford, Cheshire WA16 6SB



A pretty detached house in the centre of a popular Knutsford village

- Sitting room
- Study
- Kitchen/breakfast room
- Utility & Cloakroom
- 3 Bedrooms
- 3 Bathrooms
- Large attractive gardens
- Ample parking
- Garage



Knutsford 01565 757 970



knutsfordagency@fishergerman.co.uk



fishergerman.co.uk



## Approximate Travel Distances



### Locations

- Knutsford 4 miles
- Altrincham 5.5 miles



### Nearest Stations

- Ashley 2.5 miles
- Knutsford 4 miles



### Nearest Airports

- Manchester airport 10 miles

## Accommodation

Entrance porch with small hall and stairs to the first floor.

Breakfast room with Inglenook fireplace and wood burning stove within. Open to the kitchen.

3.9m x 4m

Kitchen has a quarry tiled floor, a range of fitted wall and base units with tiled worktops, 6 ring gas hob, double electric oven.

3.7m x 3.8m

Utility room has a Belfast sink, space for a dishwasher and a washing machine.

2.2m x 3.7m

Cloakroom with WC, wash handbasin and coat hooks.

Sitting room with large bay window, door to the gardens and an fireplace with real flame gas fire.

8.16m x 4.62 (max)

Study with door to the garden and a sky light.

3.13m x 2.3m

Bedroom 1 has views to the front and a wall of fitted wardrobes.

4.4m x 3.5m

Bedroom 2 has views to the front and fitted wardrobes.

3.1m x 4.4m

En Suite bathroom has a bath, separate shower cubicle, WC and washbasin.

3.2m x 3.6m

Bedroom 3 has a dual aspect over the rear Garden.

3.5m x 3.3m

Bathroom has a three piece suite with shower over the bath and an airing cupboard.

2m x 2.7m

## Grounds and gardens

The property is accessed from the side to the off road parking area and garage. The gardens are mainly laid to lawn, interspersed with mature shrubs and bushes.

There is a small gravel and paved area to the rear.

## Services

Mains water, gas and electricity. Gas fired central heating. The council tax is Band G.

## Rent and deposit

Rent £2,150

Deposit £2,685

## Tenure and EPC

The property is offered on an Assured Shorthold Tenancy for a minimum term of 6 months.

The EPC Rating is to follow.

## Directions

Take the A50 towards Warrington. Turn right onto the A5034 Mereside Road and 2<sup>nd</sup> right into Ashley Road. Turn left into Rostherne Lane. Follow into the village and the property will be seen on the right hand side.

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