



Knutsford

Heath Lodge Close, Parkgate Lane





Knutsford, WA16 8ZJ

Heath Lodge Close

£390,000



The Property

This superb, modern semi-detached house has been recently constructed to a fantastic standard and well-maintained by the current owners to provide bright accommodation throughout. Situated within a quiet cul-de-sac location close to Knutsford Town Centre, the property enjoys great access to all local amenities, including Knutsford's shops, bars and restaurants, as well as its stunning outdoor spaces such as Tatton Park and The Moor. The house itself comes beautifully presented and offers generous, flexible living and bedroom space. Particular mention must be made of the beautiful open-plan dining kitchen, with its French windows opening to the rear. The property also benefits from passed joint planning permission (joint with number 8 Heath Lodge Close) for a single storey extension to the rear and side (Cheshire East planning ref:20/2775M).

The property is approached via a front garden laid to lawn and with path leading to the front door. To the side are off-road parking spaces for two vehicles. To the rear is an enclosed garden laid mainly to lawn and bordered by woodlap fencing. A flagged patio area provides the perfect spot for outdoor dining and entertaining.

Directions

From the roundabout at Canute Square travel along King Edward Road (A50) turning left at the traffic lights passing the rail station on your left. At the next lights turn left up Hollow lane onto Mobberley Road. Just past the Fire Station turn left onto Parkgate where Heath Lodge Close will soon be seen on your right after passing the local shops.

- A beautifully presented semi-detached house
- Situated in a quiet exclusive development of similar homes
- Close to local shops
- Spacious living accommodation
- Superb dining kitchen with integrated appliances & French doors leading out to the garden
- Three double bedrooms
- Two bathrooms (one en-suite)
- Enclosed rear garden with lawn & patio
- Off-road parking
- Planning permission granted for single storey extension

Postcode – WA16 8ZJ

EPC Rating - B

Local Authority – Cheshire East

Council Tax – Band D

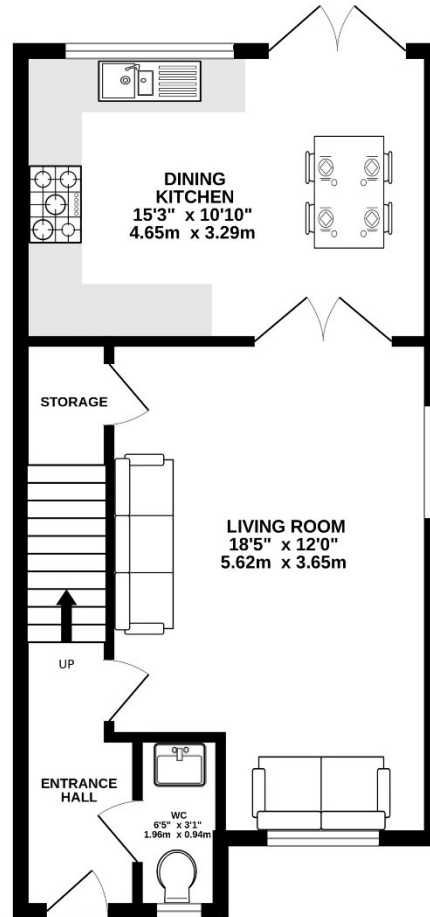
Tenure – Leasehold (242 years remaining)

Ground Rent – £350 per annum

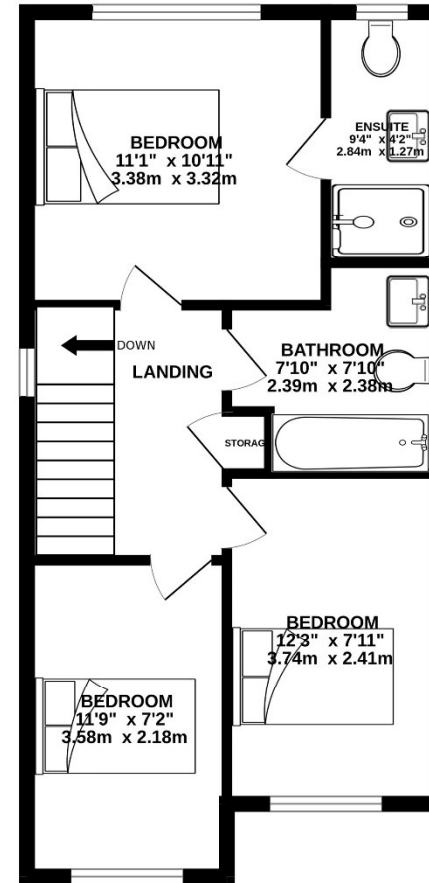
Service Charge – N/A



GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 934 sq.ft. (86.8 sq.m.) approx.

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