



Knutsford
Marcliff Grove


IRLAM
of Knutsford



Knutsford, WA16 6JE

Marcliff Grove

£450,000



The Property

This superb three-bedroom semi-detached property has been much refurbished and improved over the years by the current owners to provide light, spacious and flexible living accommodation situated within the heart of the town centre. Particular mention must be made of the spacious dining kitchen with breakfast bar island unit and Aga which opens through to the living room with log burner and large bay window flooding the property with natural daylight. In addition, there is a beautiful garden room leading off the dining kitchen, perfect for social gatherings with family and friends.

Located in the heart of the town on an ever-popular road, a stone's throw from all local amenities whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached over a paved driveway, providing off road parking for two vehicles, leading to the front and side entrance. The rear gardens are a lovely feature of the property having been landscaped for ease of maintenance, all fully enclosed by wood lap fencing. Off the garden room there is a decking area providing ample opportunity for alfresco dining and enjoying the afternoon sunshine.

Directions

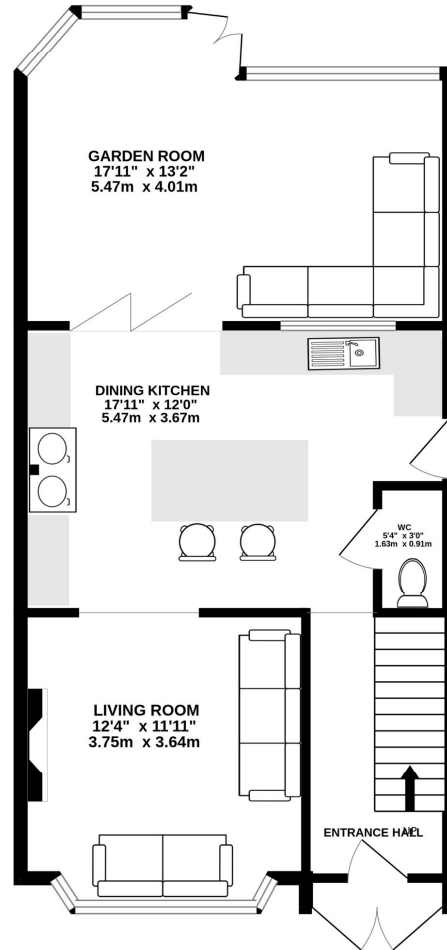
From the roundabout in Canute Square travel along King Edward Road (A50) and turn left into Marcliff Grove where the property will soon be seen on your right.

- A beautifully presented semi-detached property
- Situated in the heart of Knutsford town centre & all its amenities.
- Spacious & flexible living accommodation
- Dining kitchen with Aga & breakfast bar island unit
- Three bedrooms
- Private, enclosed garden
- Off road parking
- No chain

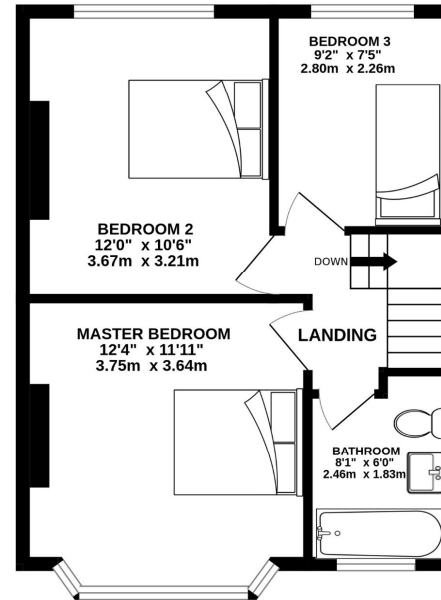
Postcode – WA16 6JE
EPC Rating – E
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band C



GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 1054 sq.ft. (97.9 sq.m.) approx.

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