



Knutsford
Grassfield Way


IRLAMS
of Knutsford

Knutsford, WA16 9AF

Grassfield Way

£675,000



The Property

This well presented four-bedroom detached property has been much extended over the years by the current owners to now provide light, spacious and flexible living accommodation. The property is in good order however would now benefit from a general scheme of refurbishment, offering potential to further extend, refurbish and remodel (subject to relevant permissions). Particular mention must be made of the generous reception space with separate dining room off the kitchen, the additional bedroom accommodation over the garage as well as the large porch, downstairs W.C. and boot room.

Located in an ever-popular position, forming a development of similar properties in the heart of the town, close to all local amenities and Bexton School whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached over a block paved driveway, providing ample off-road parking, leading to the front entrance and integral garage, flanked by open lawned garden with feature planting. The rear gardens are a lovely feature of the property, being generous in proportions with a private aspect. Laid to lawn in the main with a range of well stocked borders containing a wealth of plants and foliage, all fully enclosed by wood lap fencing and mature hedging.

Directions

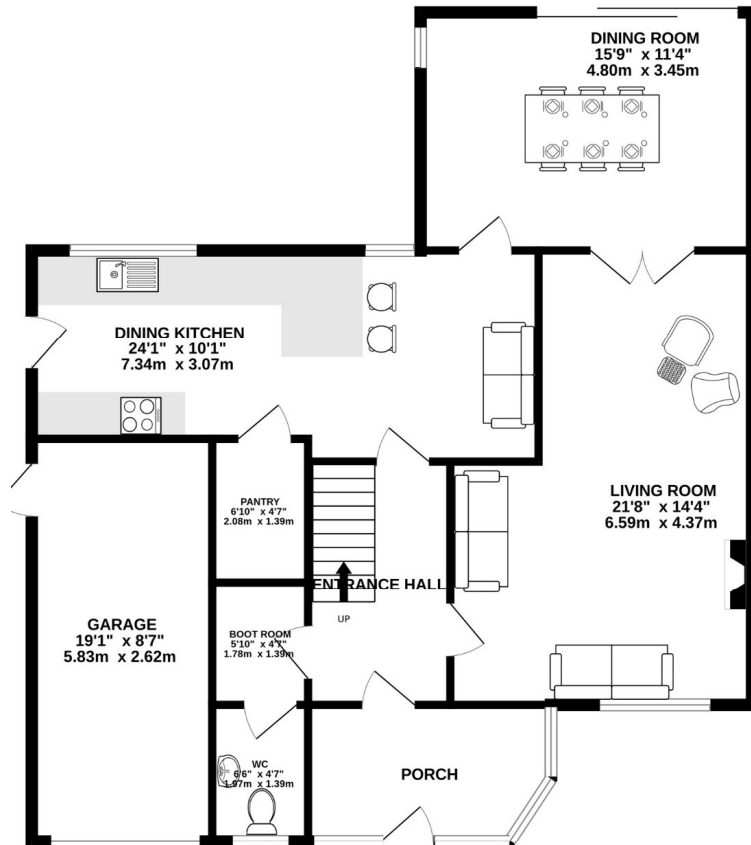
From the roundabout in Canute Square travel along King Edward Road (A50) and at the traffic lights by the rail station continue straight over onto Toft Road. Upon reaching Paradise Garage turn right onto Bexton Lane and turn left into Grassfield Way.

- A well-presented detached property
- Situated in an ever popular location in Knutsford town centre & close to all its amenities.
- Spacious & flexible living accommodation
- Four generous bedrooms
- Two bathrooms (one en-suite)
- Private enclosed rear garden
- Off road parking & garage
- Great potential to refurbish and/or extend (subject to relevant permission)

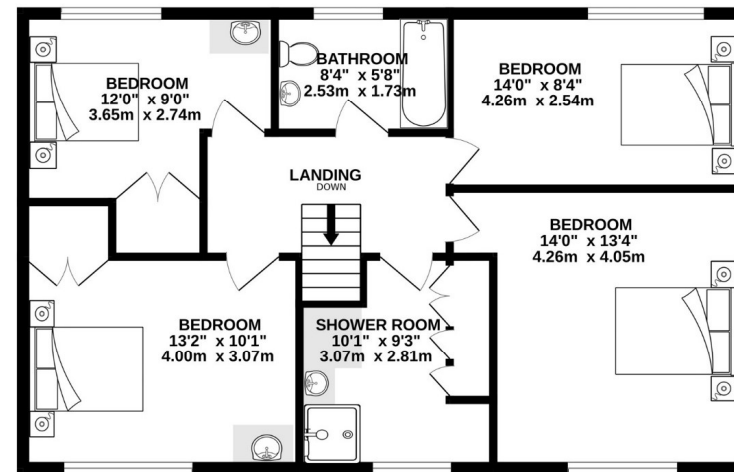
Postcode – WA16 9AF
EPC Rating – TBC
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band F



GROUND FLOOR
1072 sq.ft. (99.6 sq.m.) approx.



1ST FLOOR
741 sq.ft. (68.8 sq.m.) approx.



TOTAL FLOOR AREA : 1813 sq.ft. (168.5 sq.m.) approx.

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103 King Street, Knutsford, Cheshire, WA16 6EQ

01565 654 000

E: info@irlamsestateagents.co.uk

www.irlamsestateagents.co.uk

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