



Knutsford
Manor Park North


IRLAM
of Knutsford

Knutsford, WA16 8DG

Manor Park North

£399,950



The Property

This beautifully presented four bedroom semi detached property has been extended and refurbished over the years by the current owners to now provide light, spacious and flexible living accommodation in a modern style. Particular mention must be made of the loft conversion providing master bedroom suite with en-suite shower room, the generous reception space to the ground floor incorporating separate living and dining rooms with conservatory to the rear as well as the useful utility room with WC, detached garage and carport.

Located in an ever popular position on the edge of the development, a short stroll to local schooling and amenities whilst being ideally positioned for all major network links to the Northwest and beyond. The property is approached through five bar, timber, double gates over a flagged driveway, providing more than ample parking, leading to front entrance, car port and detached garage, flanked by lawned garden with range of well stocked beds and specimen trees.

The rear gardens are a lovely feature of the property, being generous in proportions with a private, southerly aspect. Laid to lawn in the main with mature trees and foliage, all fully enclosed by wood lap fencing and hedging. Separate flagged patio areas provide ideal opportunity for alfresco dining and enjoying the lovely aspect.

Directions

From the roundabout in Canute Square travel along King Edward Road (A50) turning left at the traffic lights passing the rail station. At the next lights turn left up Hollow Lane and at the brow of the hill reaching Mobberley Road turn immediately right onto Thorneyholme Drive. Continue to its end turning left onto Manor Park North with the school straight ahead and the property will soon be seen on your left.

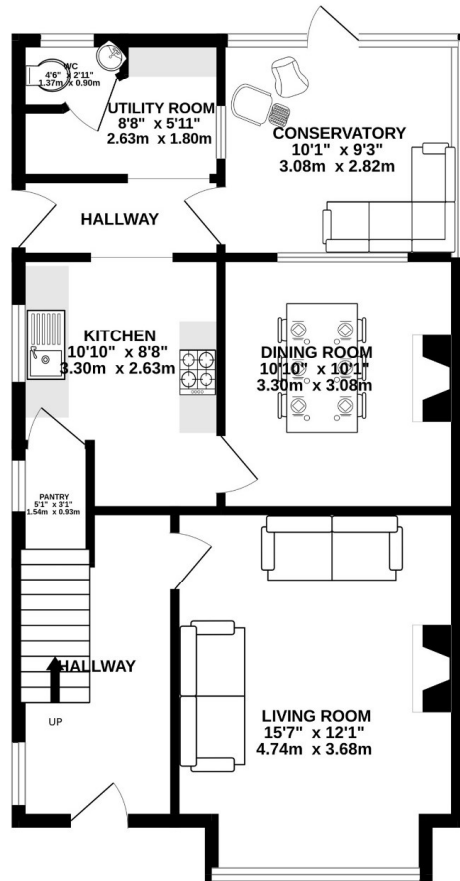


- A beautifully presented semi-detached property
- Situated within a short walk of Knutsford town centre, schooling & amenities
- Spacious & flexible living accommodation set over three floors
- Four bedrooms
- Two bathrooms (one en-suite)
- Enclosed garden
- Garage, car port & off road parking

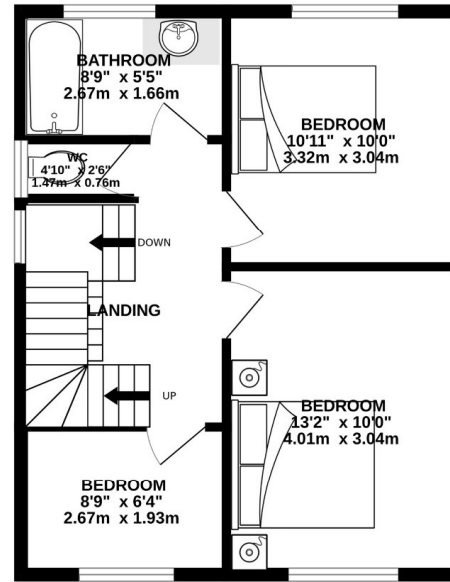
Postcode – WA16 8DG
EPC Rating – TBC
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band C



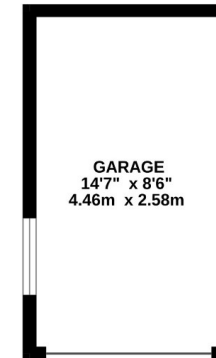
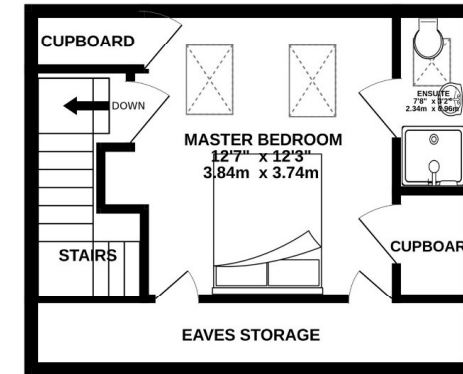
GROUND FLOOR
633 sq.ft. (58.8 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



2ND FLOOR
287 sq.ft. (26.6 sq.m.) approx.



EXTERNALLY
124 sq.ft. (11.5 sq.m.) approx.

TOTAL FLOOR AREA : 1494 sq.ft. (138.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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