



Knutsford
Grove Park


IRLAMS
of Knutsford



Knutsford, WA16 8QB

Grove Park

£645,000



The Property

This immaculately presented four bedroom detached family home has been well maintained and much improved over the years by the current owners to now provide light, bright and spacious living accommodation with a contemporary style. Particular mention must be made of the extended living room with feature fireplace and French doors on to the decked patio area as well as the refitted bathroom and breakfast kitchen in a modern design.

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

The property is approached over a double width block paved driveway, providing ample off road parking, leading to the front entrance and integral garage, flanked by feature planting and retained by wood lap and picket fencing.

The rear gardens are a lovely feature of the property with a private, elevated, westerly aspect over the town. Laid to lawn in the main with a range of well stocked borders containing a multitude of different plants and foliage, all fully retained by wood lap fencing and mature trees and hedging. Large decked patio area sweeps around the rear of the property, accessed off the main reception space providing ideal opportunity for alfresco dining and enjoying the afternoon sunshine.

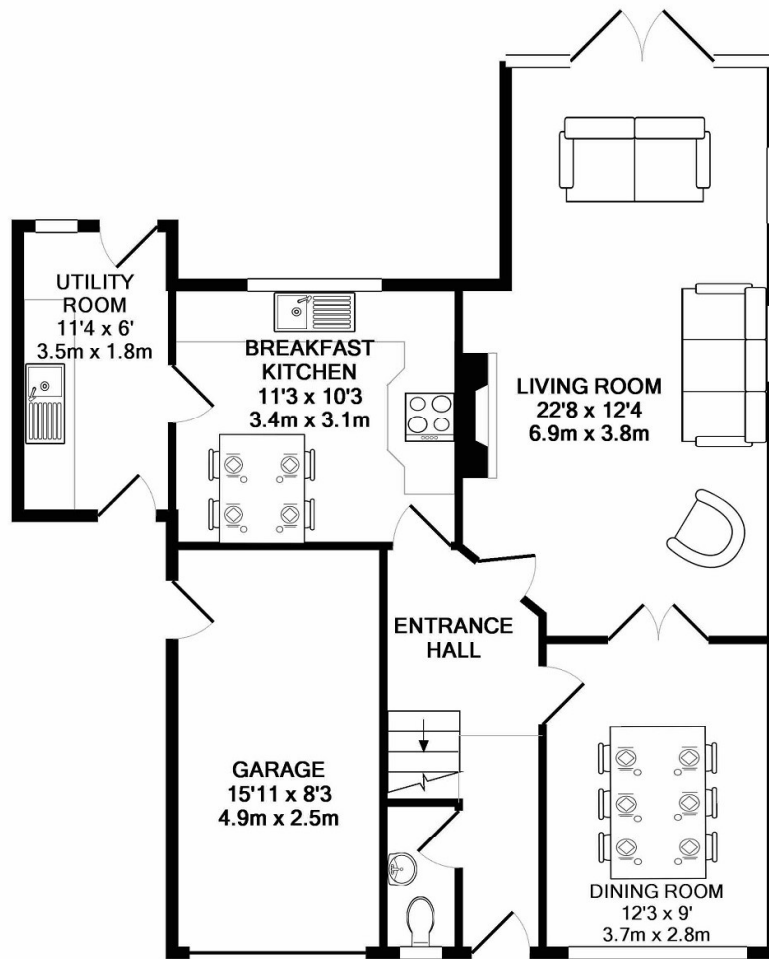
Directions

From the roundabout in Canute Square travel along King Edward Road (A50) and by the rail station continue through the traffic lights and take the first left turn into Grove Park. Take the left turn from the roundabout and follow the road around where the property will soon be seen down on your left hand side.

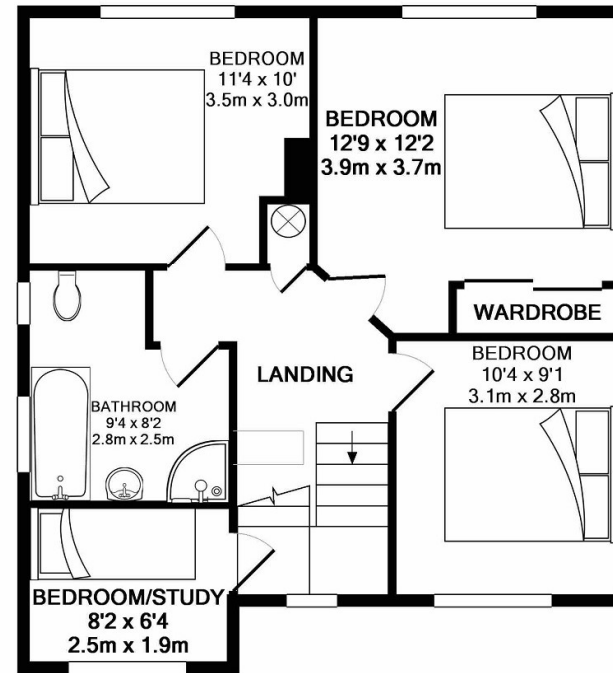
- An immaculately presented detached property
- Situated in the heart of Knutsford town centre & all its amenities
- Spacious & flexible living accommodation
- Four bedrooms
- Lovely enclosed garden
- Driveway providing off road parking
- Garage

Postcode – WA16 8QB
EPC Rating – C
Tenure – Leasehold
Local Authority – Cheshire East
Council Tax – Band D





GROUND FLOOR
APPROX. FLOOR
AREA 776 SQ.FT.
(72.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 561 SQ.FT.
(52.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1337 SQ.FT. (124.2 SQ.M.)

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