



**Knutsford**  
Manor Park South







# Knutsford, WA16 8AN

## Manor Park South

£650,000



### The Property

This substantial five bedroom, two bathroom detached family home has been lovingly extended and improved over the years by the current owners to offer 2200 square-feet of well balanced accommodation over two floors. Particular mention must be made of the spacious living room with dual aspect windows flooding the room with natural daylight, the very private rear garden with a lovely raised decked seating area, the off road parking allowing space for several vehicles as well as a very generous master bedroom with dressing area and en-suite bathroom. Additionally, there are a further three double bedrooms and single bedroom which could also be used as an office.

Located in an ever popular position, enjoying a generous corner plot and short stroll from the town centre and very close to a local primary school and a pre-school, whilst being ideally positioned for all major networks links to the Northwest and beyond.

The property is approached over a large block paved driveway, providing more than ample parking, leading to the front entrance and integral garage, retained by feature planting and beautifully kept front lawn. The rear gardens are very private, laid to lawn in the main all fully retained by mature trees and hedging. A decked area access off the garden room offers fantastic opportunity for alfresco dining and enjoying the private aspect.

### Directions

From the roundabout in Canute Square travel along King Edward Road (A50), turning left at the traffic lights, passing the railway station. Proceed through the next lights up Brook Street turning immediately left at the brow of the hill onto Moberley Road, opposite The Legh Arms public house. Turn first right onto Manor Park South and follow the road round where the property will be found opposite St Vincent's Primary School just after the turning into Higher Downs.

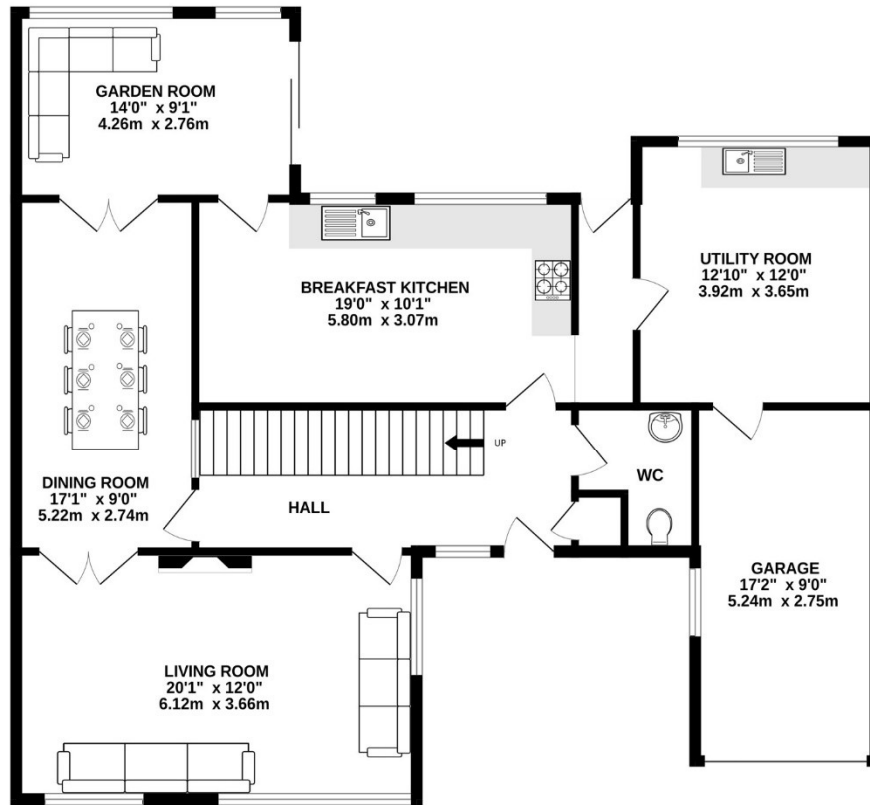


- A substantial detached property situated on a corner plot
- Situated within a short walk of Knutsford town centre & local schools
- Spacious & flexible living accommodation
- Five generous bedrooms
- Two bathrooms
- Driveway providing more than ample off road parking
- Garage
- Private, enclosed rear garden

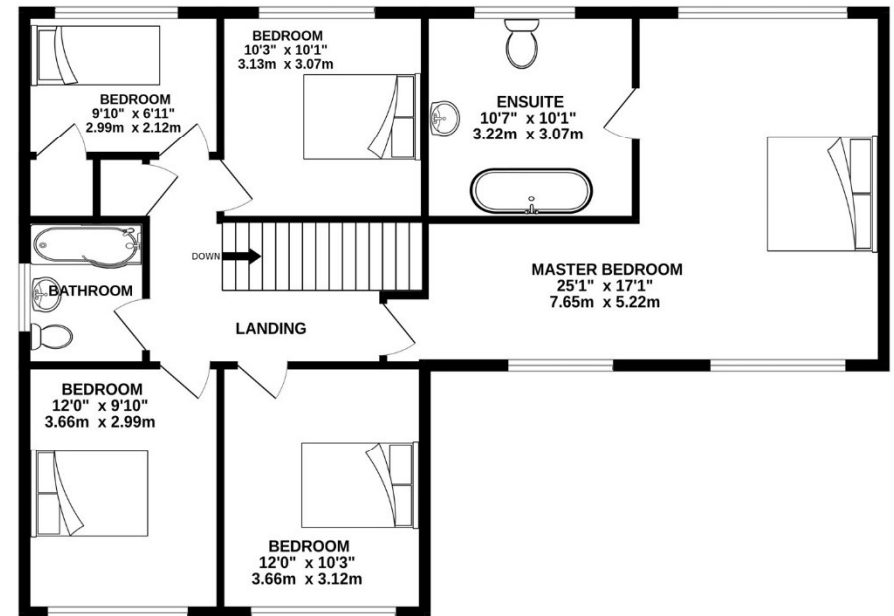
**Postcode** – WA16 8AN  
**EPC Rating** – E  
**Tenure** – Freehold  
**Local Authority** – Cheshire East  
**Council Tax** – Band F



GROUND FLOOR  
1226 sq.ft. (113.9 sq.m.) approx.



1ST FLOOR  
978 sq.ft. (90.9 sq.m.) approx.



TOTAL FLOOR AREA : 2204 sq.ft. (204.8 sq.m.) approx.

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