



Knutsford  
Ella Grove

  
IRLAM  
*of Knutsford*





# Knutsford, WA16 8UT

## Ella Grove

### Offers Over £380,000



#### The Property

This beautifully presented, two-bedroom detached cottage has been well maintained and improved over the years by the current owner to now provide light, spacious and flexible living accommodation blending modern convenience and character features effortlessly. Particular mention must be made of the cottage style Dining Kitchen with French doors to the garden, the dual aspect Living Room with feature log burner and sliding doors to the conservatory as well as the spacious main bedroom and bathroom with white suite. There is also potential to extend the property (subject to relevant permissions) and there has previously been planning permission passed (21/0528M) to add a porch to the front elevation.

Located in an ever-popular position in a quiet backwater of the town, a short walk from the centre and Tatton Park whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached via a block paved driveway, providing off road parking and leading to the garage and front door. The front gardens are laid to lawn, sweeping around the side of the property with feature specimen trees and plants, enclosed by timber fencing. The rear gardens have been beautifully landscaped with lawned area, raised timber beds containing a wealth of plants and foliage, mature trees and large cobbled patio providing a great space for alfresco dining and enjoying the afternoon sunshine.

#### Directions

From the roundabout in Canute Square travel along King Edward Road (A50) turning left at the traffic lights passing the railway station. Turn left at the next set of lights up Hollow Lane onto Mobberley Road and after passing St Cross Church take the next left onto Middle Walk. Turn left onto Ella Grove where the property can be found on the left hand side.



- A beautifully presented detached property
- Situated within a short walk of the town centre
- Living room with French doors leading into the conservatory
- Contemporary fitted breakfast kitchen
- Two double bedrooms
- Garage & driveway providing ample off road parking
- Good size front & rear gardens

**Postcode** – WA16 8UT

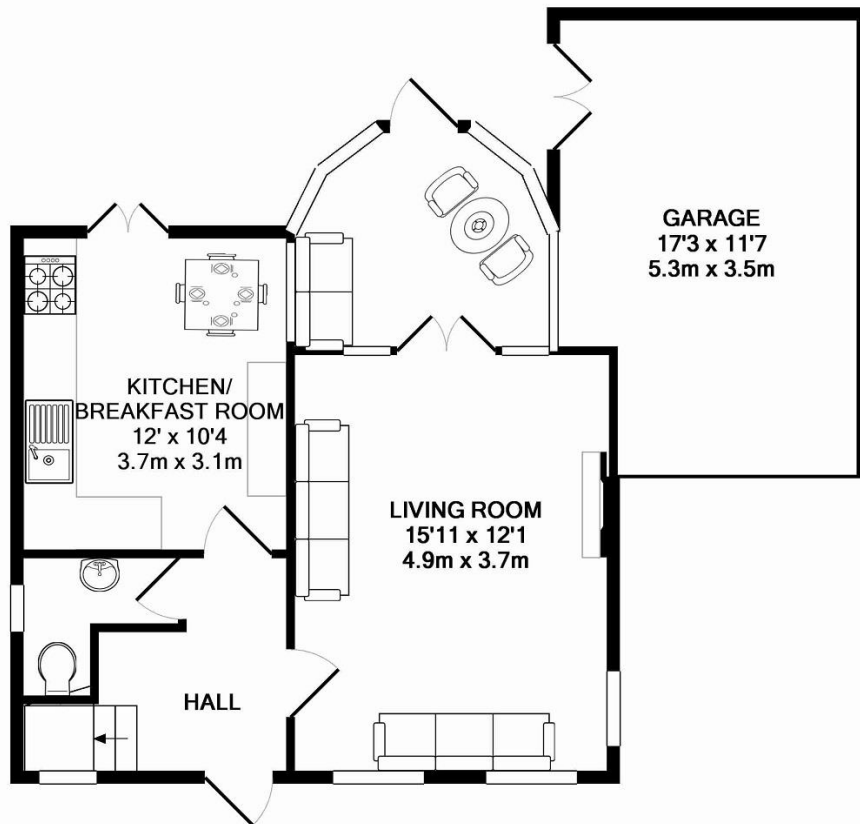
**EPC Rating** – D

**Tenure** – Freehold

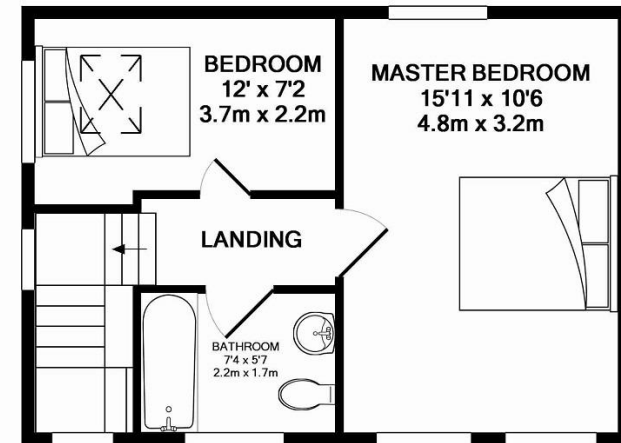
**Local Authority** – Cheshire East

**Council Tax** – Band D





GROUND FLOOR  
APPROX. FLOOR  
AREA 661 SQ.FT.  
(61.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 354 SQ.FT.  
(32.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1015 SQ.FT. (94.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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