



Knutsford  
Mereheath Park

  
IRLAMS  
*of Knutsford*





# Knutsford, WA16 6AS

## Mereheath Park

### £550,000



### The Property

This beautifully presented, three-bedroom detached bungalow has very recently undergone a full programme of remodelling and refurbishment to now offer light, spacious and flexible living accommodation in a contemporary style. Particular mention must be made of the open plan dining kitchen with French doors and views over the garden, the separate study which can be used as an additional bedroom, the refitted four-piece bathroom with walk in shower as well the bare brick renovation including full rewire and replumb with newly laid block paved driveway and landscaped gardens.

Located in a private position on an ever-popular development of similar properties in the heart of the town, a short stroll to Tatton Park and The Heath, whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached over a block paved driveway, providing more than ample parking, leading to the front entrance and detached garage, flanked by open lawned garden and feature planting.

The rear gardens are a lovely feature of the property, being of generous proportions with a private, open, Westerly aspect. Laid to lawn in the main with well stocked borders surrounding, all fully enclosed by timber fencing. Porcelain tiled patio area sweeps around the rear of the property, accessed from the Dining Kitchen, providing ideal opportunity for alfresco dining and enjoying the lovely aspect.

### Directions

From the roundabout at Canute Square travel along Tatton Street and upon reaching the entrance to Tatton Park on your right. Turn left onto Garden Road and take the next right into Mereheath Park where the property will soon be seen.



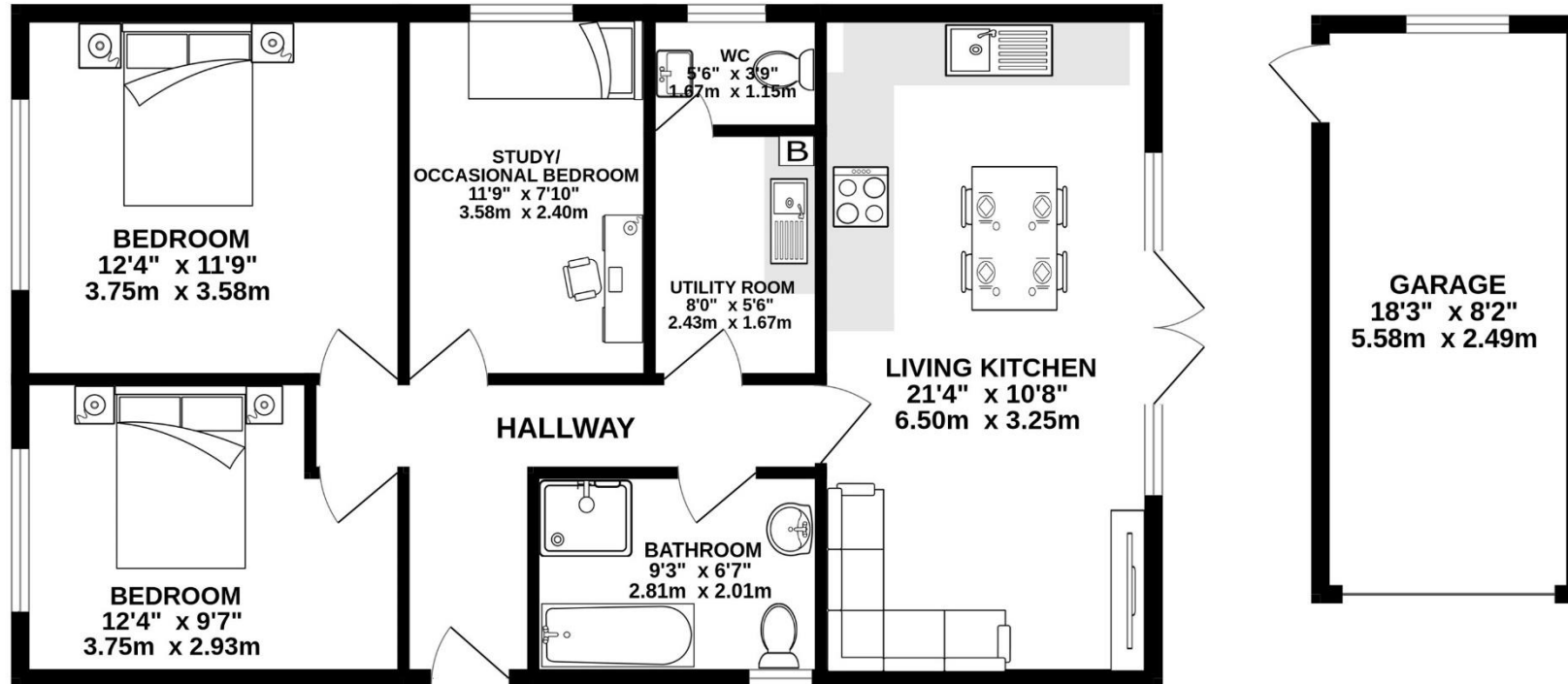
- A beautifully presented detached bungalow
- Fantastic town centre location
- A short stroll to Knutsford's amenities & Tatton Park
- Spacious & flexible living accommodation
- Two bedrooms
- Bathroom
- Generous landscaped gardens
- Detached garage
- Driveway providing off road parking

**Postcode** – WA16 6AS  
**EPC Rating** – C  
**Tenure** – Freehold  
**Local Authority** – Cheshire East  
**Council Tax** – Band E



# GROUND FLOOR

925 sq.ft. (86.0 sq.m.) approx.



TOTAL FLOOR AREA : 925 sq.ft. (86.0 sq.m.) approx.

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103 King Street, Knutsford, Cheshire, WA16 6EQ

01565 654 000

E: [info@irlamsestateagents.co.uk](mailto:info@irlamsestateagents.co.uk)

[www.irlamsestateagents.co.uk](http://www.irlamsestateagents.co.uk)

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