



Knutsford
Grove Park


IRLAM
of Knutsford

Knutsford, WA16 8QD

Grove Park

£625,000



The Property

This immaculately presented four bedroom detached property has been much improved over the years by the current owners to now offer light, spacious and flexible living accommodation in a modern style. Particular mention must be made of the extended Living Dining Kitchen with island unit, Quartz surfaces and French doors to the garden, the garage conversion to now offer cloakroom, utility space and second bathroom as well as the refitted family bathroom and landscaped external space.

Located in an ever-popular position, forming part of a select development of similar properties in the heart of the town, a short walk to Bexton primary School and all local amenities whilst being ideally positioned for all major network links to the Northwest and beyond. Approached over a stone flagged driveway, providing ample off-road parking, leading to the front entrance, flanked by open lawned garden and retained by mature hedging and brick elevation.

The rear gardens are a lovely feature of the property, being generous in proportions with landscaped design.

Laid to lawn in the main with raised borders surrounding with specimen trees and shaped foliage, all fully enclosed by timber fencing. Millboard decked patio area, accessed off the main reception rooms provides ideal opportunity for alfresco dining and enjoying the pleasant aspect.

EPC Rating: C

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, continue straight over roundabout to the end of the road then at the junction, turn right and take the first left into the cul-de-sac where the property can be found on the left hand side.



- An immaculately presented detached property
- Open plan living dining kitchen with island unit
- Situated in the heart of Knutsford town centre & all its amenities
- Spacious & flexible living accommodation
- Four bedrooms
- Landscaped enclosed rear garden
- Driveway providing off road parking
- Utility room & downstairs shower

Postcode – WA16 8QD

EPC Rating – C

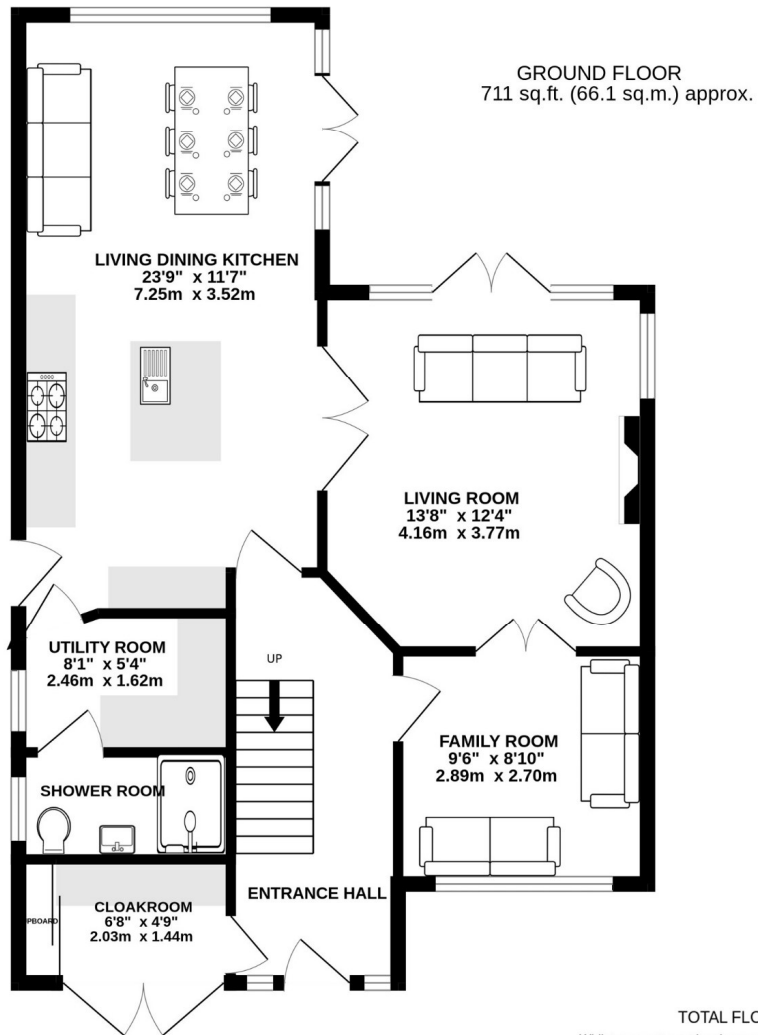
Tenure – Leasehold

(999yr lease from 1956/Ground Rent £12.50 per annum)

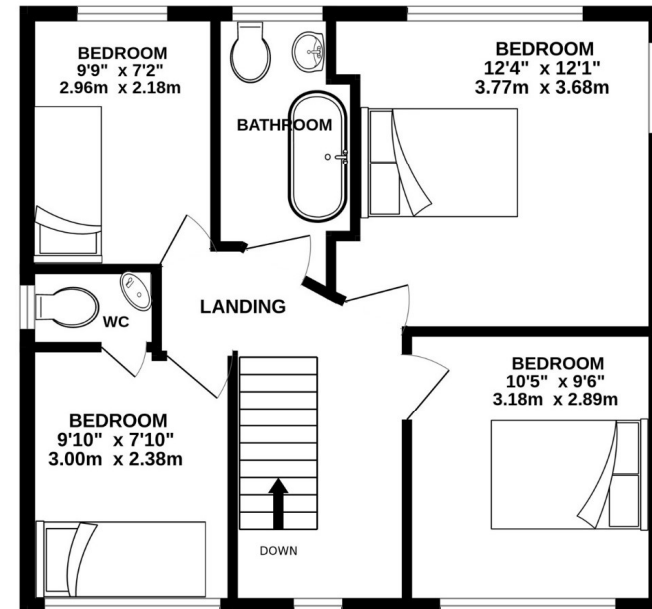
Local Authority – Cheshire East

Council Tax – Band E





1ST FLOOR
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 1249 sq.ft. (116.1 sq.m.) approx.

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