



Knutsford  
Ashworth Park

  
IRLAMS  
*of Knutsford*





# Knutsford, WA16 9DJ

## Ashworth Park

£875,000



### The Property

This spacious five bedroom detached family home comes immaculately presented throughout and forms part of a quiet and highly sought-after development close to Knutsford Town Centre. Sitting in an enviable position at the head of a quiet cul-de-sac, the property enjoys fantastic access to all local amenities including shops, bars and restaurants as well as being only a short stroll to both Bexton and Egerton primary schools. The property itself offers generous, flexible living space throughout, having been sympathetically extended, remodelled and maintained over the years by the current owners. Particular mention must be made of the large master bedroom suite with en-suite shower room and balcony overlooking the beautiful rear gardens, the spacious reception rooms over the ground floor, the large garage and car port, as well as the dining kitchen with dual aspects with French doors opening onto the rear patio.

The property is approached via a flagged path with a beautiful front garden. There is a paved driveway leading to the garage and carport providing ample off-road parking for multiple vehicles. An integral garage provides further parking/storage. To the rear is a large, enclosed garden laid mainly to lawn and bordered by mature trees and hedges offering a fantastic degree of privacy. A flagged patio area provides the perfect spot for outdoor dining and entertaining whilst the private aspect is ideal for capturing the afternoon and evening sun.

### Directions

From Knutsford town centre continue onto Toft Road (A50) passing the rail station. Turn right at Paradise Garage onto Bexton Lane. Take the right turn onto Blackhill Lane. Turn right into Ashworth Park, take the first right and then the first left where the property will soon be seen on your right-hand side.



- An immaculately presented detached family property
- Situated within walking distance of Knutsford town centre & Tatton Park
- Spacious & very flexible living accommodation
- Open plan dining kitchen
- Five generous bedrooms
- Two bathrooms (one en-suite)
- Lovely enclosed gardens with lawn & patio areas
- Driveway providing ample off-road parking
- Garage & Car Port

**Postcode** – WA16 9DJ

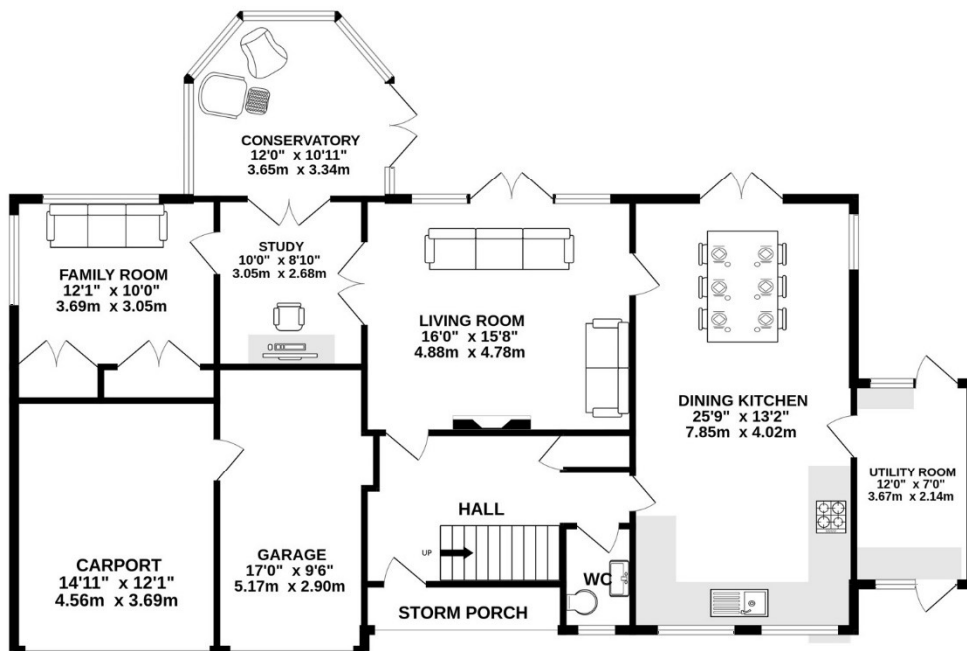
**EPC Rating** – TBC

**Local Authority** – Cheshire East

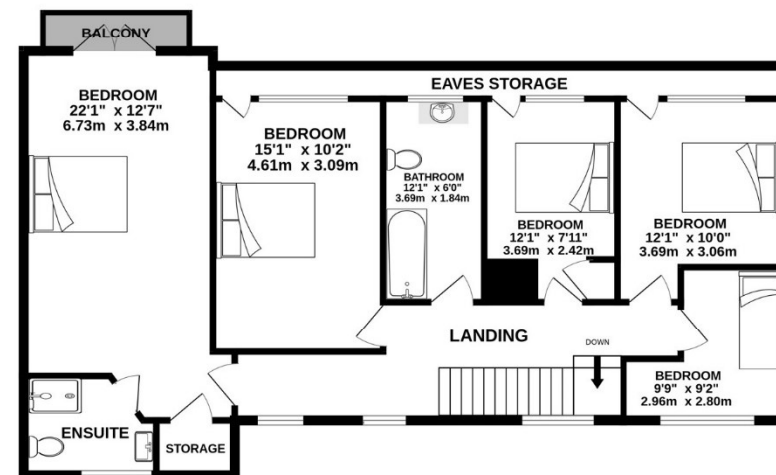
**Council Tax** – Band F



GROUND FLOOR  
1516 sq.ft. (140.8 sq.m.) approx.



1ST FLOOR  
1007 sq.ft. (93.6 sq.m.) approx.



TOTAL FLOOR AREA : 2523 sq.ft. (234.4 sq.m.) approx.

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