



Knutsford
Ashworth Park


IRLAMS
of Knutsford

Knutsford, WA16 9DL

Ashworth Park

£630,000



The Property

This well presented three-bedroom detached property sits on an extra wide plot in a prime and very popular location. The property has been sympathetically maintained and improved over the years by the current owners to provide light and flexible living accommodation. Particular mention must be made of the generous reception space to the ground floor incorporating large living room, with feature fireplace, separate dining room and study, refitted kitchen with breakfast space and additional utility room. The property has fantastic potential to extend, remodel and refurbish due to the size, nature and aspect of the plot (subject to relevant permissions). The property would be ideal for a family or for those looking to downsize and maximise ground floor accommodation.

Located in an and ever-popular position, forming part of a select development of similar properties in the heart of the town, close to

local schooling and all amenities whilst being ideally positioned for all major network links to the Northwest and beyond. The property is approached over a block paved driveway, providing ample off-road parking, leading to the front entrance. The plot has a generous width with an attached double garage, rare in this location, and substantial side garden to the boundary. The rear gardens are a lovely feature of the property, being generous in proportions with an open aspect over adjoining park area to the rear featuring many mature trees.

Directions

From the roundabout at Canute Square travel along King Edward Road (A50). At the traffic lights with the rail station on your left turn right onto Stanley Road and at the roundabout turn left onto Bexton Road and continue to its end as the round continues around to the left onto Blackhill Lane. Take the left turning onto Ashworth Park.

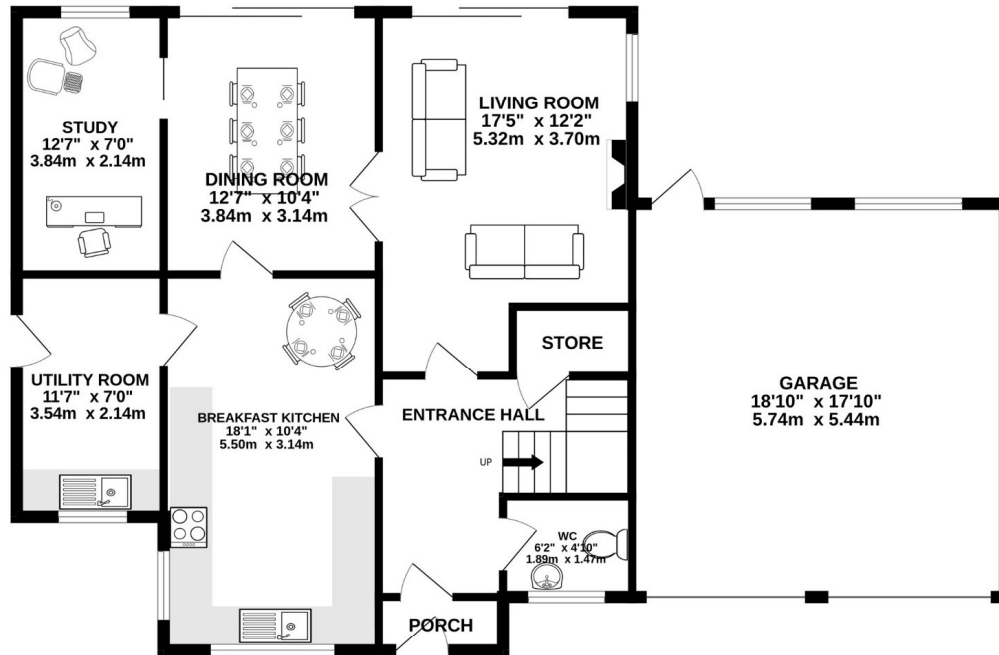


- An immaculately presented detached property
- Situated close to Knutsford town centre
- A short stroll to Bexton Primary School
- Scope to update and further extend
- Flexible & spacious living accommodation
- Double Garage and ample off-road parking
- Generous and private plot
- 3 Bedrooms
- No chain

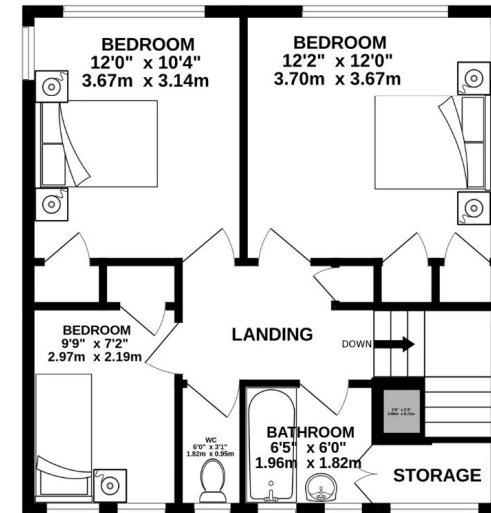
Postcode – WA16 9DL
EPC Rating – D
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band F



GROUND FLOOR
1175 sq.ft. (109.2 sq.m.) approx.



1ST FLOOR
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1704 sq.ft. (158.4 sq.m.) approx.

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